

***JUBILEE CLOSE,
CONINGSBY, LN4 4HE***



New Price £230,000

A Three Double Bedroom Detached Bungalow tucked away within this quiet cul-de-sac, conveniently located within walking distance of the village centre and its amenities and offered to the market with No Forward Chain. The property further benefits from a fully enclosed and particularly private rear garden, Gas Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, 16'9 Lounge, Breakfast Kitchen, Three Double Bedrooms, two of which include built-in wardrobes, and Shower Room. Outside a drive provides Parking and approaches the Detached Garage and the rear garden has been designed with ease of maintenance in mind. To fully appreciate this well maintained property, viewing is recommended.

Directions:

Travelling from Sleaford on the A153, at the Speedway Corner roundabout, take the second exit and continue through the villages of Anwick, North Kyme, Billingham and Tattershall. Upon entering the village of Coningsby, take the second turning on the right into Castle Lane and take the first left into Jubilee Close. Follow the road to the head of the cul-de-sac where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having loft access, airing cupboard, smoke alarm, coved ceiling and radiator.

Lounge: 5.11m (16'9") x 3.45m (11'4")

Having bay window, coved ceiling and radiator.

Breakfast Kitchen: 4.09m (13'5") x 3.05m (10'0") max

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, four ring gas hob with extractor over, eye level electric oven with built-in grill, space and plumbing for washing machine, space and plumbing for slimline dishwasher, tiled splashbacks, concealed wall mounted combination boiler, tiled floor, ceiling downlights, coved ceiling, radiator and door to garden.

Bedroom 1: 3.28m (10'9") x 3.28m (10'9") max

Having two double built-in wardrobes, coved ceiling and radiator.

Bedroom 2: 3.45m (11'4") x 3.28m (10'9") max

Having double built-in wardrobe, coved ceiling and radiator.

Bedroom 3/Dining Room: 2.84m (9'4") x 2.62m (8'7")

Having coved ceiling and radiator.

Shower Room:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, double shower cubicle with electric unit and mermaid board splashbacks, coved ceiling, extractor fan and radiator.

Outside:

A gravelled drive provides **Off Road Parking** for two vehicles and approaches the **Single Detached Garage 5.49m (18'0") x 2.90m (9'6")** having electric roller door, power points, lighting and loft storage. The remainder of the front garden is laid to lawn with decorative gravelled borders for ease of maintenance and a cold water tap is fitted. A timber gate provides access to the **Rear Garden** which is predominantly laid to lawn with a patio for ease of maintenance, with a good size bedding area, side entrance for bin storage, Two Sheds, a Greenhouse and an outside light is fitted.

East Lindsey District Council - Council Tax Band B.



Lounge



Breakfast Kitchen



Bedroom 1

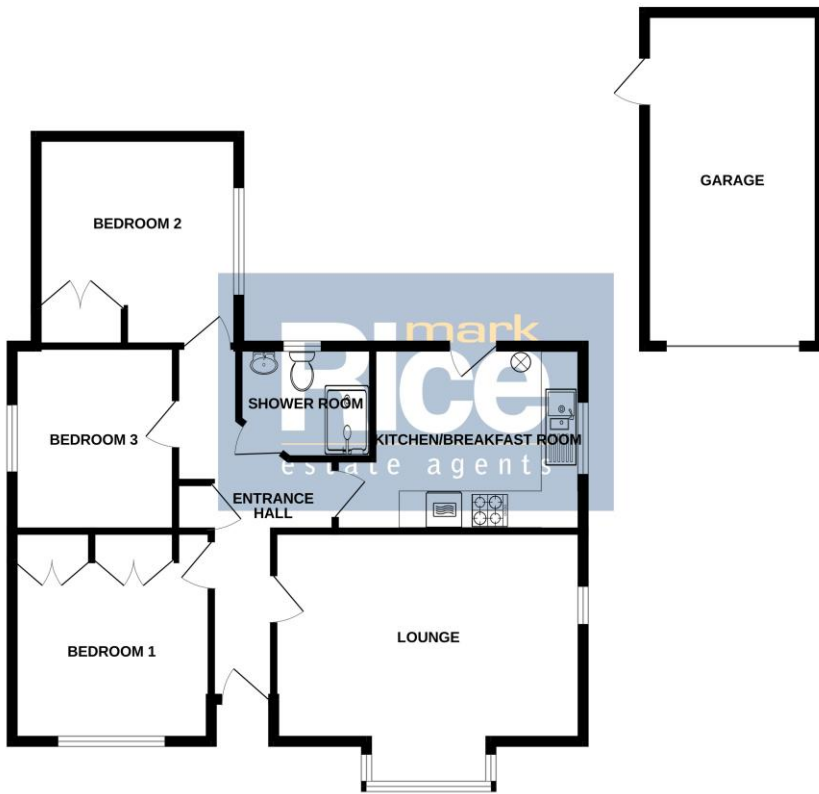


Bedroom 2



Bedroom 3

GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Shower Room



Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 27/11/2023

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**