

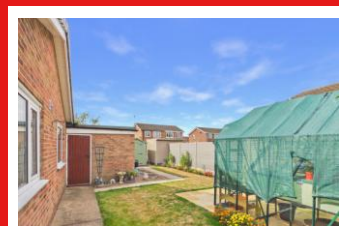
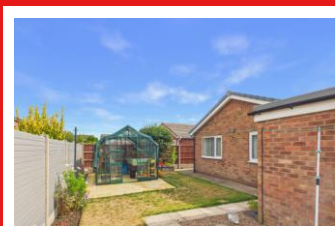


**12 Lancaster Drive,
Coningsby, LN4 4TU
Asking Price Of £245,000**



- Immaculately Presented Bungalow
- Significant Updating in 2026
- Well Appointed Dining Kitchen
- 3 Bedrooms, Shower Room
- Large Corner Plot, Ample Parking
- Gas CH. uPVC Units Throughout

Offered to the market is this immaculately presented detached three-bedroom bungalow, occupying a generous corner plot within this highly sought-after location. The property has been significantly updated and improved in 2026, including a newly fitted kitchen and shower room, new radiators, new sealed double-glazed units to the original uPVC frames, new internal doors, new carpets and complete redecoration throughout. Presented in excellent condition and ready to move into, this attractive bungalow offers a particularly appealing opportunity. The Agents strongly recommend an internal inspection to fully appreciate the quality of accommodation on offer.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





RECEPTION HALL Having radiator, smoke detector, built-in storage cupboard, built-in cupboard housing the gas fired wall mounted combination boiler, access to the roof void over a loft ladder, loft part boarded.

LOUNGE 15' 4" x 11' 10" (4.67m x 3.61m) Having wall mounted remote control electric log-effect fire, radiator, telephone point.

DINING KITCHEN 15' 5" x 8' 10" (4.7m x 2.69m) Having 1½ bowl single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric double fan assisted oven and grill with four ring induction hob with extractor fan and light over. Integral fridge and freezer, space and plumbing under worktops for washing machine and tumble dryer, radiator, in-set ceiling lights. uPVC sealed double glazed door to side entrance porch with uPVC sealed double glazed door to the garden.

BEDROOM ONE 11' 4" x 9' 11" (3.45m x 3.02m) Overlooking the rear garden, with radiator and fitted double wardrobe with sliding doors.

BEDROOM TWO 10' 9" x 7' 7" (3.28m x 2.31m) Having views over the rear garden and with radiator.

BEDROOM THREE 8' 2" x 7' 9" (2.49m x 2.36m) Having side aspect and with radiator.

SHOWER ROOM Having corner shower cubicle with waterfall shower head, sliding doors, vanity hand basin with cupboards under, low level WC. Heated towel rail, extractor fan, in-set ceiling lights.

OUTSIDE - GARAGE 16' 9" x 12' 8" (5.11m x 3.86m) Having electric remote control up-and-over door and side personal door. Power and light.

THE GARDENS The property is set on a good sized corner plot approached through wrought iron gates with dwarf brick walls surrounding the front and side of the property, concrete driveway together with block paving providing additional parking for several vehicles. Well stocked and colourful flower and shrub bed. To the rear, which is fully enclosed by timber fencing including a new PVC fencing with concrete posts along the rear boundary, footpaths, slabbed patio, slabbed area ideal for a garden shed, flower beds to borders.

OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band B.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the newly fitted carpets.

VIEWING - Strictly and only by prior appointment through the Sole Selling Agent - Walters.





Floor plans are to show layout only and not drawn to scale

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		