



 **NEWTON**  
**FALLOWELL**

26 Lee Avenue, Coningsby - LN4 4GY  
£285,000

## 26 Lee Avenue

Coningsby, Lincoln

A detached house, built in 2022 by Chestnut Homes, within the well served village of Coningsby. Having well presented accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a double driveway providing off-road parking, a detached garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having radiator, wood effect flooring, built-in cupboard and staircase rising to first floor.

### CLOAKROOM

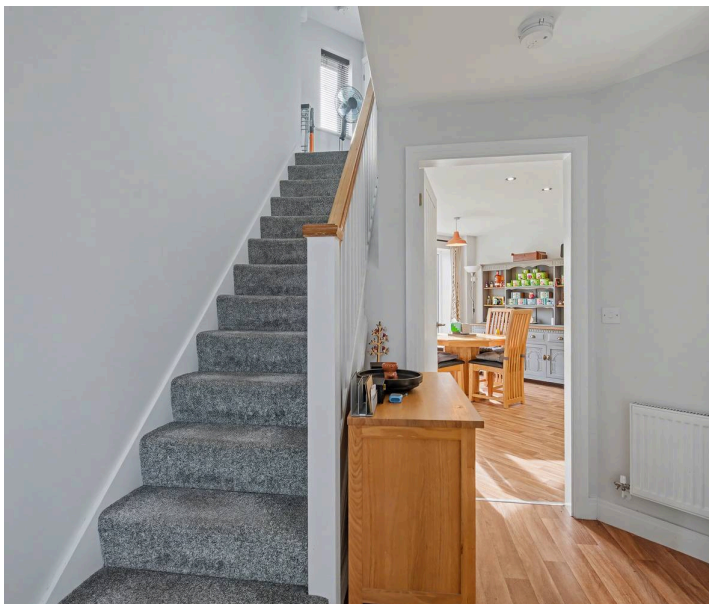
Having window to front elevation, radiator, wood effect flooring, close coupled WC and hand basin.

### LOUNGE

19' 3" x 11' 5" (5.87m x 3.49m)  
(excluding bay) Having box bay window to front elevation, french doors with side screens to rear elevation and two radiators.

### DINING KITCHEN

19' 3" x 12' 5" (5.87m x 3.79m)  
(max) Having window to front elevation, french doors with side screens to rear elevation, inset ceiling spotlights, two radiators, wood effect flooring and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces and upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & stainless steel extractor over. Tall unit to side housing integrated electric oven & microwave, drawer under, cupboard over and further tall unit to side housing integrated fridge & freezer. Further work surface return with cupboards under.





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### FIRST FLOOR LANDING

Having window to rear elevation and built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

### MASTER BEDROOM

14' 11" x 13' 4" (4.54m x 4.07m)

(max) Having window to front elevation, radiator, air conditioning unit and built-in wardrobe with sliding doors.

### EN-SUITE

9' 11" x 8' 6" (3.02m x 2.60m)

(max) Having window to front elevation, heated towel rail, built-in cupboard, tiled floor, shaver point and extractor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.

### BEDROOM TWO

11' 8" x 11' 1" (3.55m x 3.38m)

(max) Having window to front elevation, radiator and built-in cupboard.

### BEDROOM THREE

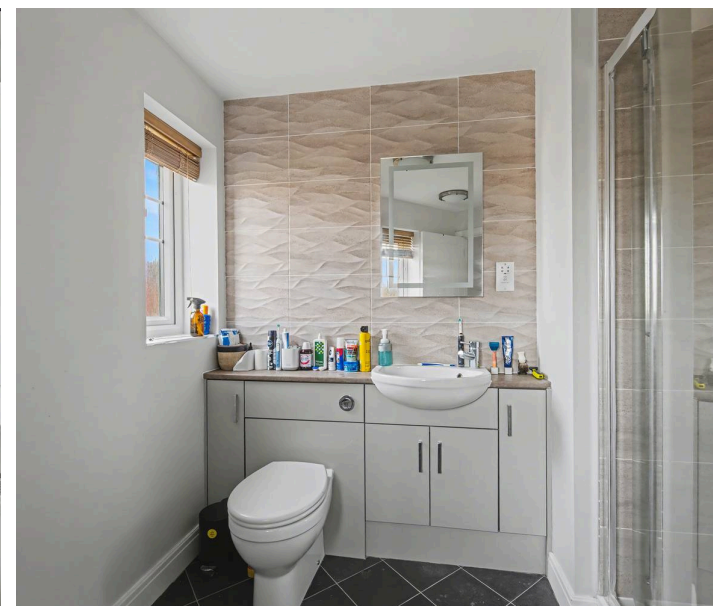
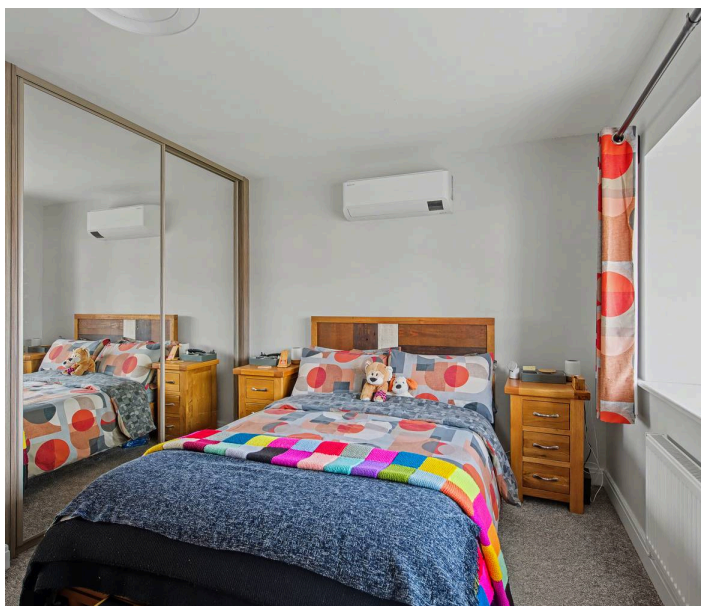
8' 3" x 7' 10" (2.51m x 2.38m)

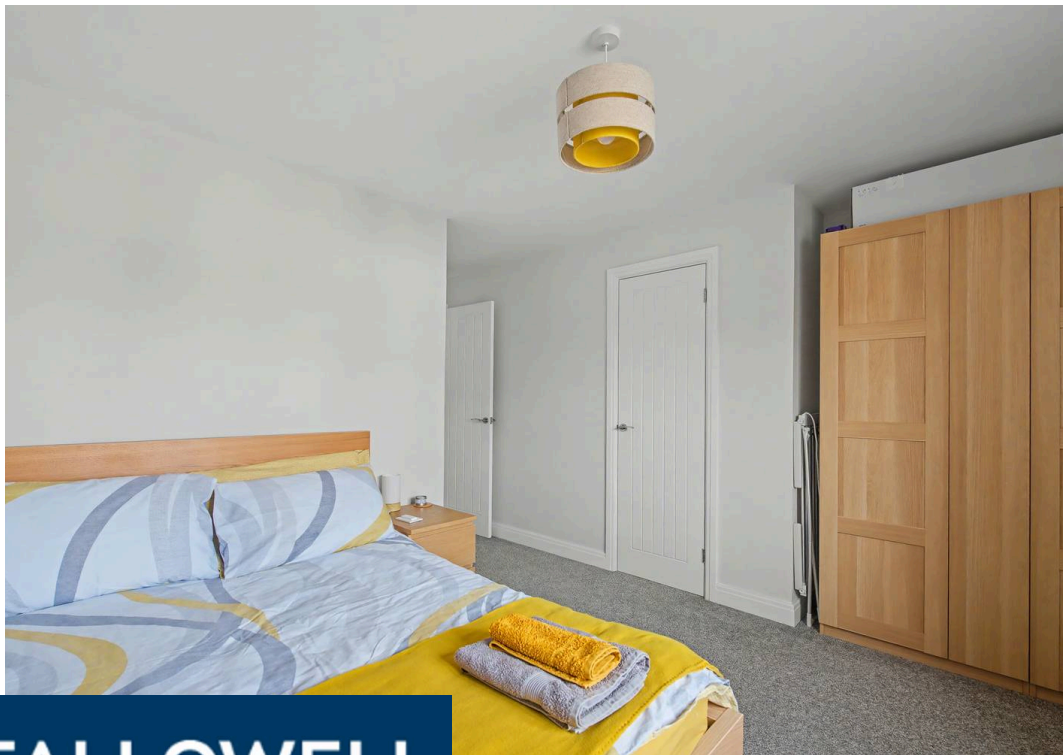
Having window to rear elevation and radiator.

### BATHROOM

7' 7" x 5' 3" (2.32m x 1.59m)

Having window to rear elevation, radiator, tiled splashbacks and tiled floor. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





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## EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. To the side of the property there is a block paved double driveway with an EV charging point which provides off-road parking leading to the:

## DETACHED GARAGE

Having up-and-over door and door to the rear garden. Gated access to the:

## REAR GARDEN

Being enclosed and having a paved patio area and a lawned garden with gravelled borders.

## SERVICES

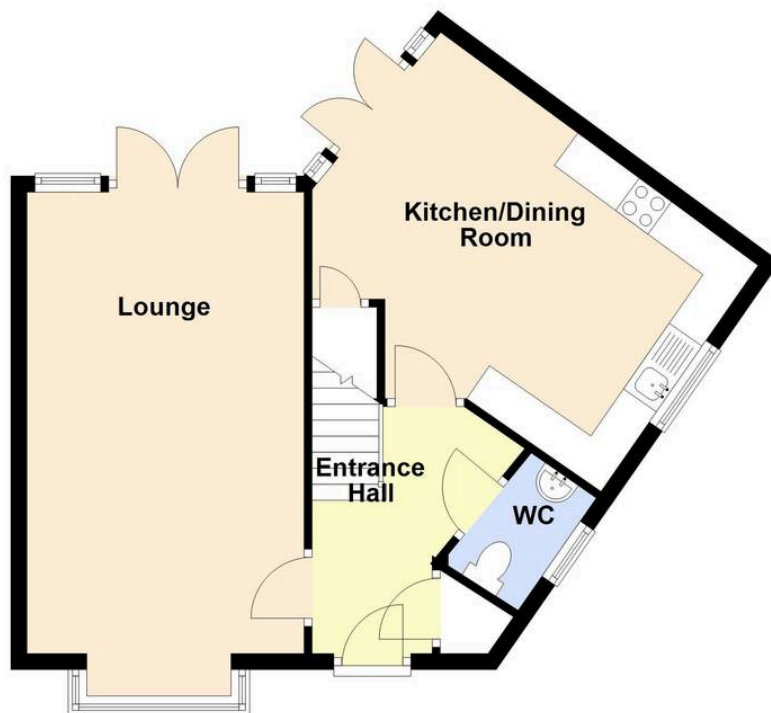
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.

## LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



**Ground Floor**  
Approx. 48.6 sq. metres (523.7 sq. feet)



**First Floor**  
Approx. 48.3 sq. metres (519.8 sq. feet)



Total area: approx. 96.9 sq. metres (1043.5 sq. feet)

## Newton Fallowell Estate Agents

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