

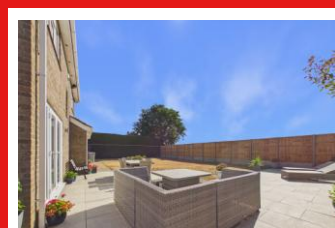


**23 Greenfield Road,
Coningsby, LN4 4UF
Asking Price Of £395,000**



- Extremely Spacious Family Home
- Well Maintained & Presented Throughout
- Modern Open-Plan Dining Kitchen
- 4 Bedrooms, Bathroom
- Large Gardens with Double Garage
- Gas CH. uPVC Windows

Offered to the market is this beautifully presented and immaculately maintained detached four-bedroom family home, occupying a desirable position within a sought-after village. The property enjoys generous, well-established gardens, with the rear benefiting from a sunny south-east facing aspect and patio areas, ideal for outdoor entertaining and family enjoyment. Further complemented by a double garage, ample off-road parking, gas fired central heating and uPVC sealed double glazed windows throughout, this exceptional home offers spacious and versatile accommodation. An internal inspection is highly recommended to fully appreciate the quality, setting and lifestyle on offer.



Woodhall Spa - 01526 353185
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RECEPTION HALL Having return staircase to the first floor with under stairs storage cupboard, built-in storage cupboard with water softener, radiator, in-set ceiling lights.

CLOAKROOM off, having low level WC. Hand basin with cupboard under, heated towel rail, mirror wall cabinet.

LOUNGE 20' 7" x 11' 3" (6.27m x 3.43m) With radiator, TV and telephone points, in-set ceiling lights, uPVC sealed double glazed double doors to the rear patio and garden.

OPEN-PLAN DINING KITCHEN 22' 7" x 15' 6" (6.88m x 4.72m) (Overall) Having a stainless steel in-set sink with mixer taps including a Kettle instant hot water tap, built-in electric double oven and grill, five ring induction ceramic hob with extractor fan and light over. Integral dishwasher, integral bin store, space for American style fridge/freezer, radiator, in-set ceiling lights, TV point. Kick board heater.

UTILITY AREA 10' 0" x 5' 9" (3.05m x 1.75m) Having stainless steel in-set sink with mixer taps, storage cupboards and cupboard over housing the gas fired wall mounted combination boiler, space and plumbing for washing

machine, radiator, in-set ceiling lights, uPVC sealed double glazed side entrance door.

FIRST FLOOR LANDING Having built-in airing cupboard, access to the roof void.

BEDROOM ONE 11' 4" x 10' 6" (3.45m x 3.2m) Having range of fitted bedroom furniture including wardrobes and dressing table with drawers under, radiator, TV point.

BEDROOM TWO 11' 6" x 9' 1" (3.51m x 2.77m) Having radiator, built-in double wardrobe with double cupboard over, further built-in storage cupboard.

BEDROOM THREE 10' 3" x 9' 9" (3.12m x 2.97m) Having fitted range of wardrobes with sliding mirror doors, radiator.

BEDROOM FOUR 8' 4" x 7' 4" (2.54m x 2.24m) (Plus access) With radiator.

BATHROOM 9' 7" x 5' 4" (2.92m x 1.63m) Having panelled bath with antique style mixer taps, corner shower cubicle, corner vanity hand basin, low level WC. Fully tiled walls, heated towel rail.

OUTSIDE - DETACHED DOUBLE GARAGE 19' 8" x 19' 2" (5.99m x 5.84m) Having two up-and-over doors and side personal door with power and light connected.

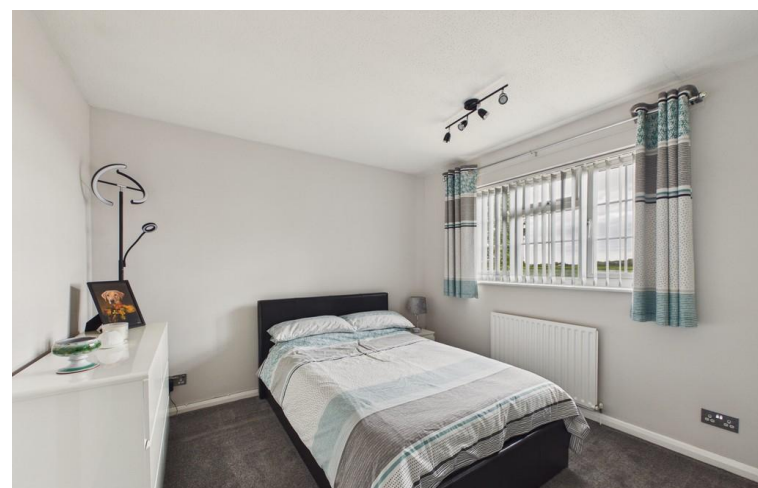
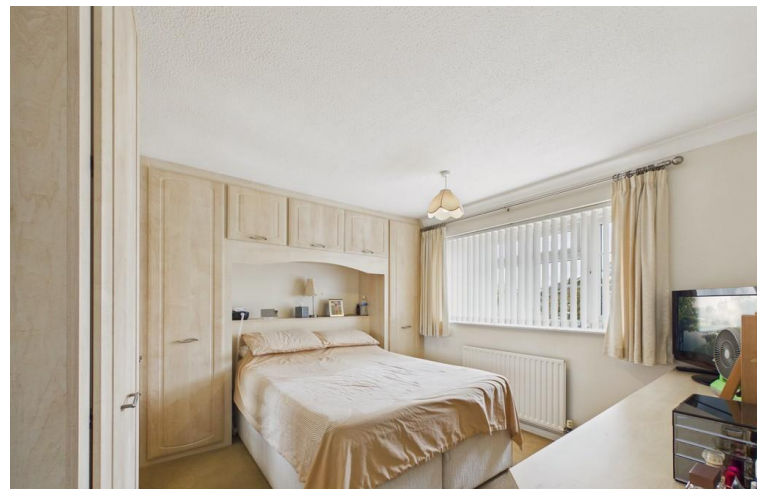
THE GARDENS Approached over a concrete driveway with ample parking. Open planned lawn garden with in-set trees. Gated access leads to the fully enclosed rear south-east facing garden with footpaths, large patio areas, lawn garden, together with two timber and felt garden store sheds and a dog kennel and run. Outside cold water tap, power point and lighting to the property.

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

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets and window blinds where fitted.

VIEWING - Strictly and only by prior appointment to be made 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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		