



## 63 Milson Close

Coningsby, Lincoln, LN4 4TT



Book a Viewing!

**£165,000**

A beautifully presented two bedroom end terrace home, ideally situated within the ever popular village of Coningsby. This modern property boasts immaculate and stylish accommodation throughout, featuring a well-appointed fitted kitchen, a spacious and light filled lounge/diner perfect for both relaxing and entertaining and a convenient cloakroom/WC to the ground floor. To the first floor, there are two well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard. Externally, the property enjoys a low maintenance gravelled front garden and a fully enclosed rear garden, ideal for outdoor enjoyment, along with the added benefit of an allocated parking space to the rear. This superb home is perfect for first time buyers, downsizers, or investors, and early viewing is highly recommended. NO ONWARD CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - East Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Coningsby and Tattershall are popular well serviced villages providing a wide variety of shops, primary schooling and secondary schooling, post office and doctors' surgeries. Coningsby is famous for its RAF Base and the Battle of Britain Memorial Flight Visitor Centre and Tattershall for its National Trust Medieval Castle and Heritage. The village of Woodhall Spa and the Market Town of Horncastle are both also within easy driving distance.



## ACCOMMODATION

### KITCHEN

11' 7" x 10' 2" (3.55m x 3.11m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for fridge and washing machine, electric oven, gas hob with extractor fan over, radiator and double glazed window to the front aspect.

### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks and radiator.



### LOUNGE/DINER

15' 10" x 11' 6" (4.83m x 3.52m) With staircase to the first floor, double glazed French doors to the rear garden and two radiators.

### FIRST FLOOR LANDING

With airing cupboard.

### BEDROOM 1

11' 6" x 10' 6" (3.53m x 3.21m) With double glazed window to the rear aspect and radiator.

### BEDROOM 2

11' 6" x 6' 10" (3.53m x 2.09m) With two double glazed windows to the front aspect and radiator.



### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a gravelled garden. To the rear there is an enclosed garden laid mainly to lawn with patio seating area. To the rear of the garden is an allocated off street parking space.



#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

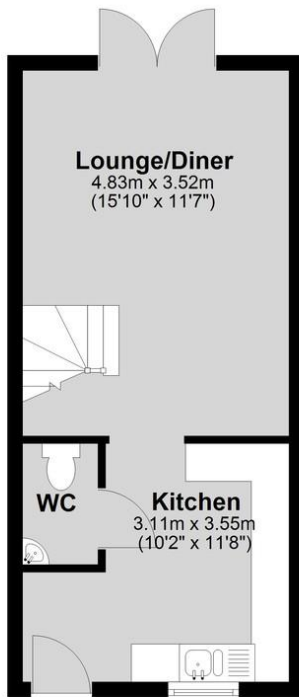
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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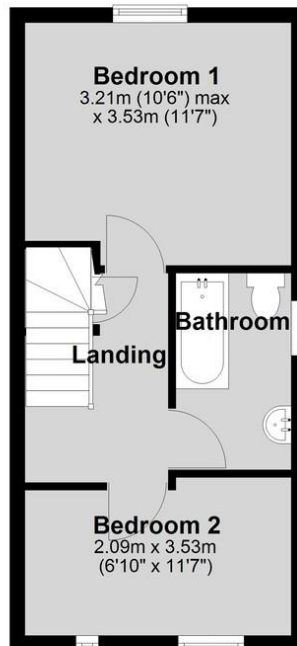
### Ground Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



### First Floor

Approx. 28.6 sq. metres (308.0 sq. feet)



Total area: approx. 57.0 sq. metres (614.0 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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