



9 Lee Avenue

Coningsby, Lincoln

An end terrace house in a sought after area close to the town centre. Ideal for first time buyers and having accommodation comprising: kitchen, cloakroom and lounge to ground floor. Two bedrooms and bathroom to first floor. Outside the property has two parking spaces and an enclosed rear garden. The property benefits from gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

 **NEWTON FALLOWELL**





ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

KITCHEN

11' 6" x 10' 4" (3.50m x 3.14m)

Having window to front elevation and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & stainless steel cooker hood over. Tall unit to side housing integrated electric oven & microwave with cupboards under & over. Further tall unit to side. Opening to the lounge and door to the:

CLOAKROOM

Having close coupled WC and hand basin.

LOUNGE

15' 7" x 11' 8" (4.74m x 3.56m)

Having french doors to rear elevation & garden, two radiators, continuation of wood effect flooring and staircase rising to first floor.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having access to roof space and built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

BEDROOM ONE

11' 7" x 9' 3" (3.52m x 2.82m)

Having window to rear elevation and radiator.

BEDROOM TWO

11' 7" x 7' 0" (3.52m x 2.13m)

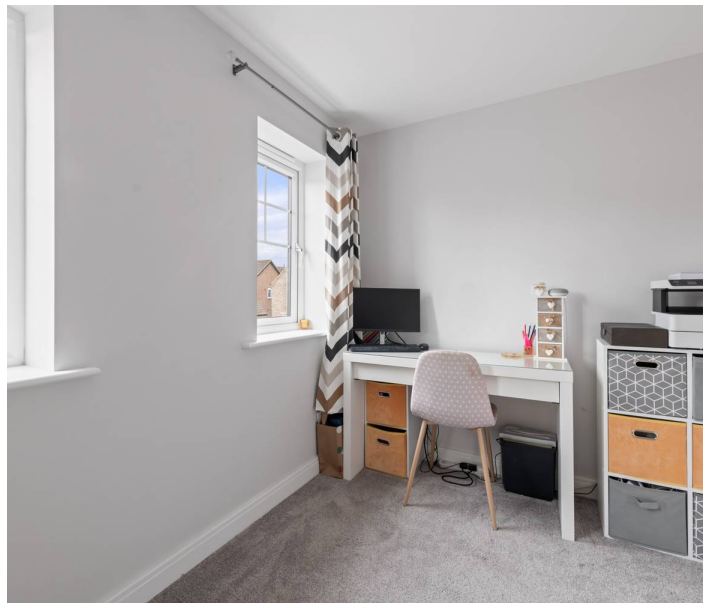
Having two windows to front elevation and radiator.

BATHROOM

9' 0" x 4' 11" (2.74m x 1.50m)

Having window to side elevation, radiator, tile effect flooring, tiled splashbacks, extractor and shaver point.

Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboards under.





EXTERIOR

To the front of the property there is a small garden and two parking spaces.

REAR GARDEN

Being enclosed with a side access gate and laid to lawn with two paved patio areas.

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 A.

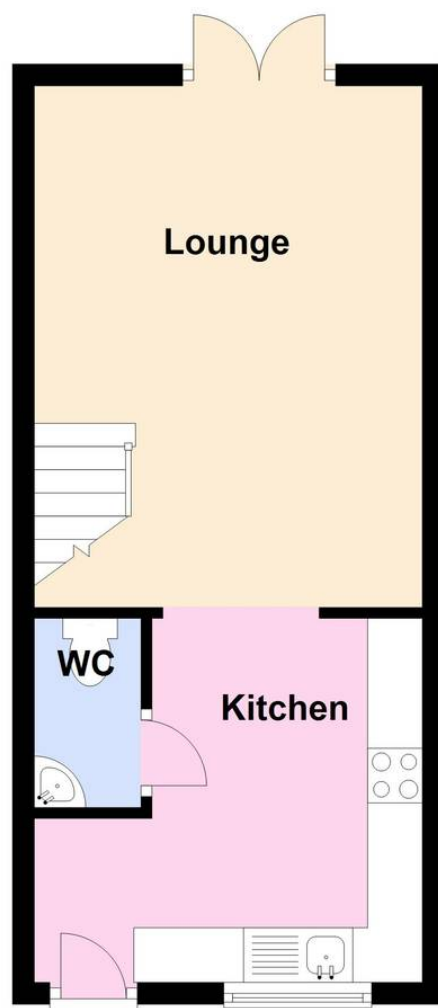
LIFETIME LEGAL

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. 29.1 sq. metres (313.3 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



Total area: approx. 58.2 sq. metres (626.7 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby

Particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.