

2 Jubilee Close, Coningsby, LN4 4HE
Asking Price Of £180,000

Walters ESTATE AGENTS

- Charming Linked Semi-Detached Home
- Quiet Central Location
- Lounge, Dining Kitchen, Cloakroom
- 3 Bedrooms (1 En-suite), Bathroom
- Car-Port & Garage. Small Garden
- Gas CH. uPVc Units.

Walters are delighted to offer to the market this attractive linked semi-detached three-bedroom family home, providing spacious and versatile accommodation ideally suited to family living. The property benefits from gas-fired central heating together with uPVC sealed double-glazed units throughout, ensuring comfort and efficiency. Externally, the property is set within manageable yet convenient gardens, offering space for outdoor enjoyment without being overly demanding to maintain.









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

RICS™ Regulated by RICS







Further benefits include a car-port and garage, providing valuable covered parking and additional storage facilities. Ideally situated within easy walking distance of the village centre, the property is conveniently placed for access to local shops, amenities and facilities. Offered for sale with the benefit of NO UPWARD CHAIN, this property represents an excellent opportunity for first-time buyers, families or those seeking a conveniently located home.

ENTRANCE LOBBY Having uPVC sealed double glazed entrance door, door to the lounge, radiator, laminate flooring and door to:

CLOAKROOM Having low level WC, hand basin with tiled splashback, radiator, extractor fan and laminate flooring.

LOUNGE 13' 5" x 12' 4" (4.09m x 3.76m) Having radiator, TV and telephone points.

DINING KITCHEN 15' 7" x 13' 0" (4.75m x 3.96m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan

assisted oven and grill with four ring ceramic hob with extractor fan and light over, radiator, gas fired wall mounted boiler. Part-tiled walls, wall thermostat, in-set ceiling lights, staircase to the first floor.

FIRST FLOOR LANDING Having walk-in airing cupboard with radiator and access to the roof void.

BEDROOM ONE 12' 6" x 12' 2" (3.81m x 3.71m) With radiator.

EN-SUITE SHOWER ROOM 7' 0" x 5' 7" (2.13m x 1.7m) Having tiled shower cubicle, pedestal hand basin and low level WC. Part-tiled walls, radiator, extractor fan and built-in shelved storage cupboard.

BEDROOM TWO 12' 4" x 9' 9" (3.76m x 2.97m) (Max) With radiator.

BEDROOM THREE 10' 5" x 9' 2" (3.18m x 2.79m) With radiator.

BATHROOM 10' 4" x 6' 0" (3.15m x 1.83m) Having panelled bath with shower mixer taps, curtain and rail, pedestal hand basin and low level WC. Part-tiled walls, radiator, extractor fan.

OUTSIDE - CAR-PORT 15' 4" x 10' 0" (4.67m x 3.05m) Having electric roll-up door, gravel driveway which leads through to the rear garden and garage.

GARAGE 16' 9" x 9' 9" (5.11m x 2.97m) Having up-and-over door and with power and light connected.

THE GARDENS The main gardens are to the rear of the property, small lawn garden with slabbed patio area, outside cold water tap and lighting.

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

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.









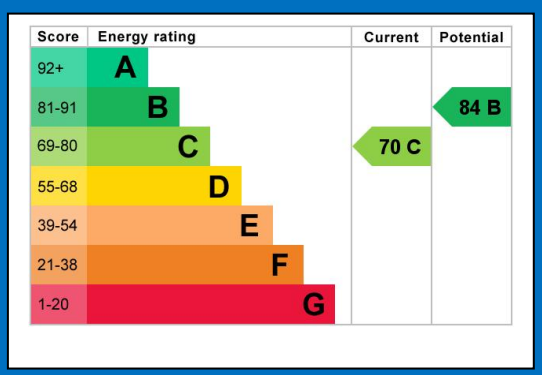


Floor plans are to show layout only and not drawn to scale.

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.