



**Curtis Drive, Coningsby Lincoln LN4 4DU**

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## Curtis Drive, Coningsby Lincoln

A semi-detached property in a popular residential estate in a well serviced village with amenities such as schools, shops and an RAF base. Benefitting from good size accommodation internally and an enclosed rear garden, driveway and garden externally, this would suit a first time buyer or investor!



### **Entrance Hall**

Having a radiator and understairs cupboard.

### **Kitchen**

15' 3" max x 7' 3" ( 4.65m max x 2.21m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, gas hob, extractor, plumbing for washing machine, radiator and two windows.

### **Lounge**

16' max x 13' max ( 4.88m max x 3.96m max )

There is a TV point, two radiators, window and patio doors.

### **WC**

Fitted with a wash hand basin, WC, radiator and window.

### **First Floor Landing**

#### **Bedroom One**

12' x 10' 7" ( 3.66m x 3.23m )

There is a built-in wardrobe, TV point, radiator and window.

#### **Dresser / Study**

Having cupboards, radiator and window.

#### **Bedroom Two**

10' 4" max x 9' 1" max ( 3.15m max x 2.77m max )

There is a radiator and window.

#### **Bathroom**

9' 6" x 7' ( 2.90m x 2.13m )

Fitted with a suite comprising of a bath, shower cubicle, wash hand basin, WC, towel rail, extractor and window.

### **Outside Front**

To the front of the property there is a driveway with parking for one vehicle.

### **Garage**

Having up and over door, electric and power on own circuit.

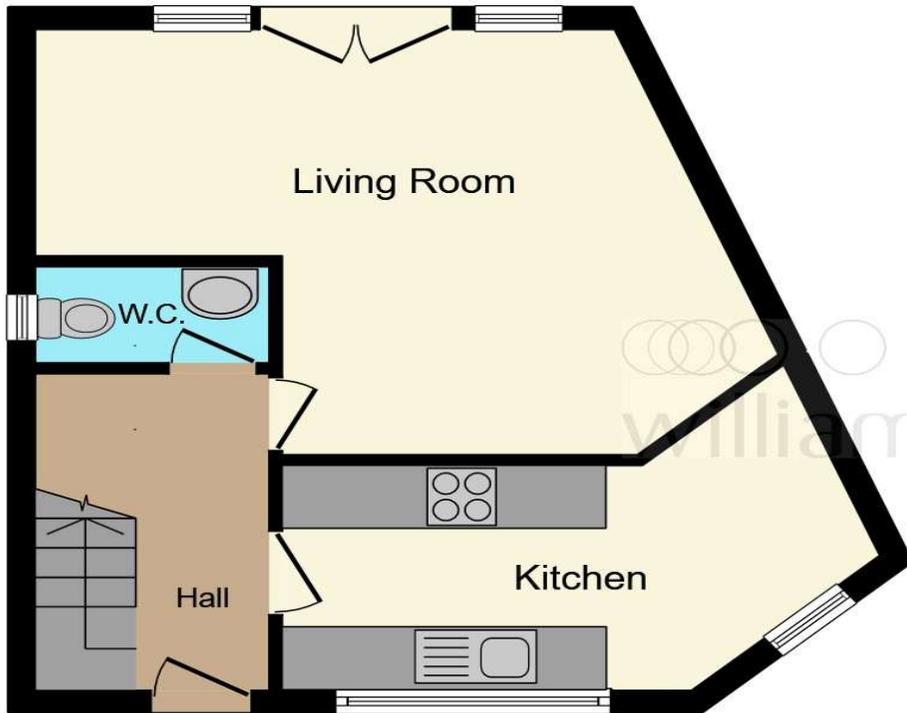
### **Rear Garden**

The enclosed garden has a lawn and patio.



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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Curtis Drive, Coningsby Lincoln

- Close to RAF Coningsby
- Study area to bedroom one
- Driveway and parking
- Enclosed rear garden
- Ideal for a first time buyer or investor

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

**£165,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH113011 - 0005

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