



30 Greenfield Road, Coningsby, LN4 4UF



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Freehold

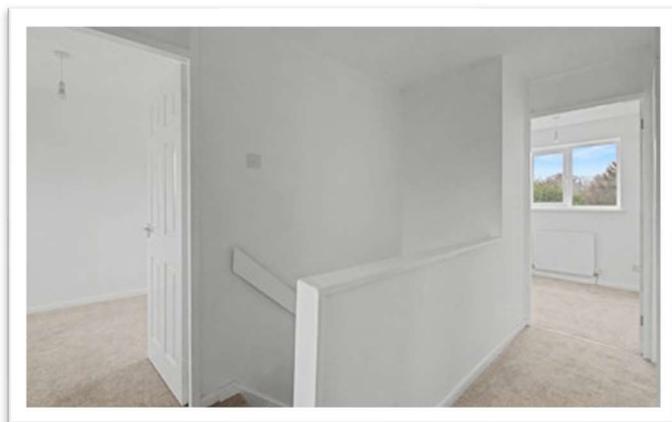
£285,000



Key Features

- Detached house
- Four bedrooms
- Lounge/diner & kitchen
- Driveway & garage
- Enclosed rear garden
- Gas central heating
- EPC rating D





A detached house in a popular residential location within walking distance to the town centre. Recently re-decorated and having new carpets and a new gas fired combination boiler. With accommodation comprising: entrance hall, lounge/diner and kitchen to ground floor. Four bedrooms and bathroom to first floor. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE/DINER

7.55m x 3.83m (24'10" x 12'7")

Having window to front elevation, sliding doors to rear elevation & garden, two radiators and fireplace with slabbed hearth and inset contemporary style electric fire.

KITCHEN

4.17m x 2.63m (13'8" x 8'7")

Having window to rear elevation, part glazed door to side elevation, radiator, vinyl flooring and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, space for electric cooker, cupboards & drawers under, cupboards over. Further work surface with cupboards under and cupboards over.



FIRST FLOOR LANDING

Having access to roof space.

BEDROOM ONE

4.38m x 2.99m (14'5" x 9'10")

Having window to rear elevation and radiator.

BEDROOM TWO

4.05m x 2.55m (13'4" x 8'5")

Having windows to front & rear elevations and radiator.

BEDROOM THREE

3.11m x 2.63m (10'2" x 8'7")

Having window to front elevation and radiator.

BEDROOM FOUR

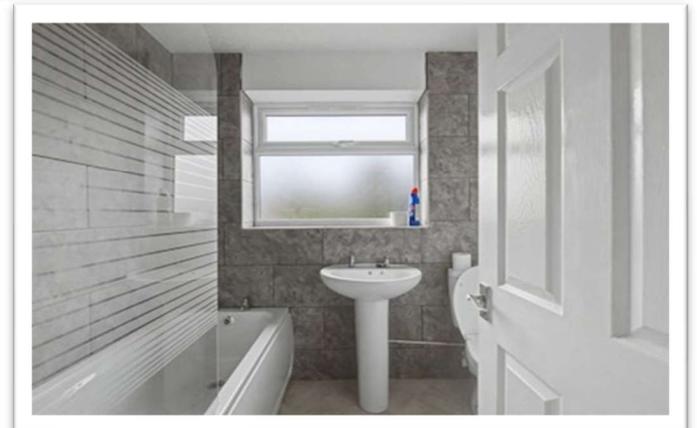
2.13m x 2.18m (7'0" x 7'2")

Having window to front elevation, radiator and built-in cupboard.

BATHROOM

2.21m x 1.66m (7'4" x 5'5")

Having window to rear elevation, radiator, vinyl flooring, tiled walls, built-in airing cupboard, panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden and a driveway providing off-road parking leading to the:

GARAGE

5.29m x 2.52m (17'5" x 8'4")

Having up-and-over door, door to side, light & power. Gated access to the:

REAR GARDEN

Being enclosed and having a paved patio, lawned area and gravelled area.

SERVICES

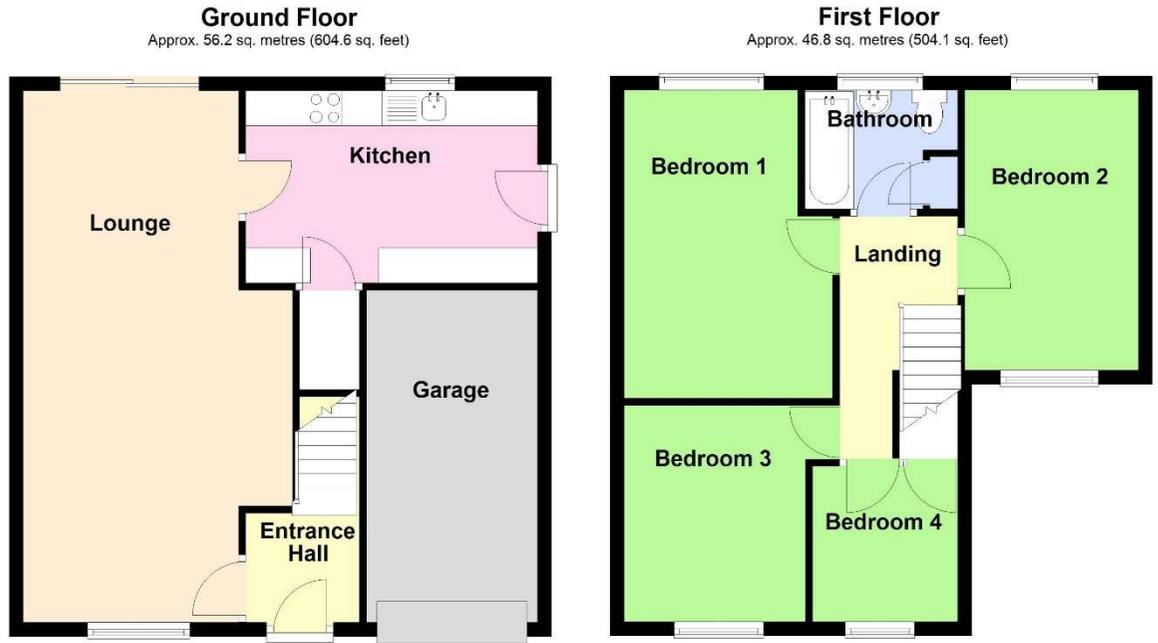
The property has mains gas, electricity, water and drainage connected. Heating is via a new gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



Floorplan



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lifetime legal

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