



11 Canberra Close

Coningsby, Lincoln

A well-presented terrace house situated on the outskirts of the popular village of Coningsby, which offers a good range of everyday amenities including shops, eateries, services and community facilities. The village is ideally placed for enjoying the surrounding countryside, whilst also being home to the renowned RAF Coningsby and the Battle of Britain Memorial Flight Visitor Centre. Nearby Tattershall adds further appeal with its historic castle and leisure attractions.

Updated by the current owner, the property offers well-presented accommodation comprising: entrance porch, lounge and re-fitted kitchen to the ground floor, with two bedrooms and a re-fitted shower room to the first floor. Outside, there is off-road parking to the front, a garage in a nearby block and an enclosed rear garden. The property further benefits from a gas-fired central heating system, with the boiler replaced in 2021 and double glazing replaced in 2022.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

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

PORCH

Having small pane glazed door to the:

LOUNGE

15' 3" x 13' 1" (4.65m x 4.00m)

Having window to front elevation, radiator, staircase rising to first floor and fireplace with slabbed hearth, inset electric wood burner effect fire, plinth to one side and shelving to other side.



KITCHEN

13' 1" x 7' 5" (4.00m x 2.25m)

Having window & part glazed door to rear elevation, radiator and wood effect flooring. Re-fitted in January 2025 with a range of base & wall units with work surfaces & splashbacks 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 electric hob, integrated electric oven & pull-out units under, cupboards over. Further work surface return with cupboard & drawers under, cupboard & glazed display unit over, space for upright fridge/freezer to one side.



NEWTON FALLOWELL



EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door. There is also off-road parking to the front and a garage in a block nearby.

REAR GARDEN

Being enclosed with a rear entrance gate. Laid to lawn with a footpath, raised border and a concrete seating area.

SERVICES

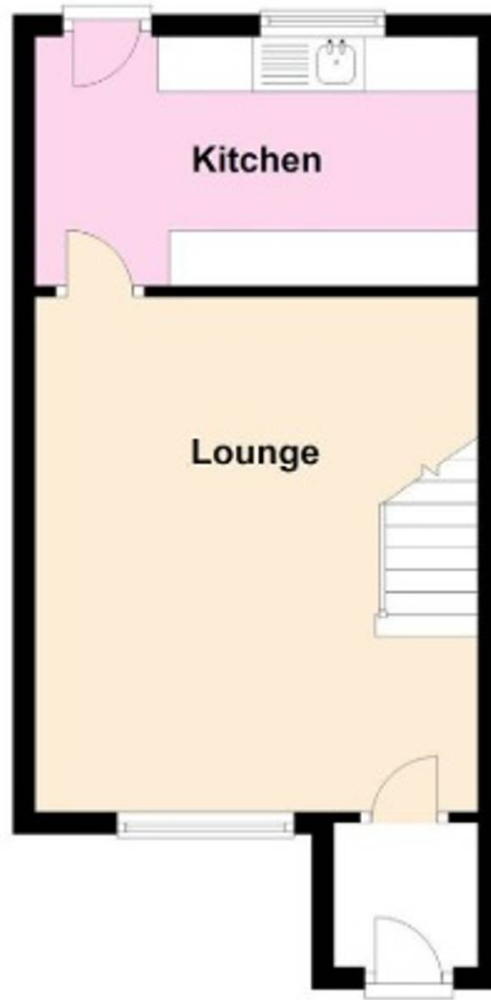
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed with new windows fitted in 2022. The gas boiler was new in 2021 and has been serviced annually. The current council tax is band A. We are advised that the property has a new garage door & fencing.

LIFETIME LEGAL

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Ground Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 57.8 sq. metres (622.4 sq. feet)



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