

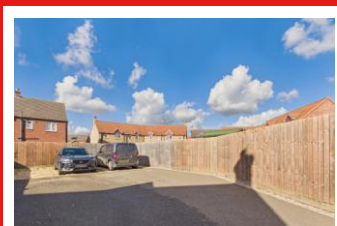


**8 Cheviot Crescent,
Coningsby, LN4 4DB
Asking Price Of £159,995**



- End of Terrace Town House
- Built in 2019. Remaining Warranty
- Well Presented. NO ONWARD CHAIN
- 2 Double Bedrooms, Bathroom
- Small Garden, 2 Car-Parking Spaces
- Solar Panels, Gas CH. uPVC Units

Walters are delighted to bring to the market this exceptionally well presented and maintained end-terrace town house, built in 2019 and benefiting from the remainder of its NHBC warranty. The property occupies a position within this highly sought-after residential area, conveniently located close to RAF Coningsby. The well-serviced village of Coningsby offers a range of local amenities and facilities, including a variety of shops, primary and secondary schools, a post office and a doctor's surgery. The area is also renowned for RAF Coningsby and the celebrated Battle of Britain Memorial Flight and Visitor Centre, whilst nearby Tattershall is home to its historic National Trust medieval castle and rich heritage. NO ONWARD CHAIN



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The property is provided with gas fired central heating, together with uPVC units throughout and solar panels providing cheaper electricity. The accommodation briefly comprises:

RECEPTION HALL With staircase to the first floor, under stairs storage cupboard, laminate floor, radiator, telephone point.

LOUNGE/DINER 15' 6" x 12' 10" (4.72m x 3.91m) (Max) Having two radiators, laminate flooring, TV and telephone points, uPVC sealed double glazed double doors to the rear patio and garden.

KITCHEN 9' 2" x 7' 3" (2.79m x 2.21m) Having single drainer sink unit with mixer taps, range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Built-in electric fan assisted oven and grill with four ring gas hob, extractor fan and light over, space for fridge/freezer, space and plumbing for washing machine, gas fired wall mounted combination boiler. Radiator, in-set ceiling lights.

CLOAKROOM Low level WC, corner pedestal hand basin, radiator.

FIRST FLOOR LANDING

BEDROOM ONE 12' 0" x 10' 7" (3.66m x 3.23m) Radiator, TV and telephone point, built-in double wardrobe.

BEDROOM TWO 9' 8" x 9' 0" (2.95m x 2.74m) Radiator, access to the roof void.

BATHROOM 9' 6" x 7' 1" (2.9m x 2.16m) Panelled bath, separate shower cubicle with waterfall shower head, pedestal hand basin, low level WC. Shaver point, extractor fan, in-set ceiling lights, heated towel rail.

OUTSIDE There are two allocated car-parking spaces and gated access to a fully enclosed and private garden with slabbed patio area and gravel areas for ease of maintenance.

OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band A. There is a Management Charge of £120 to cover the cost of communal areas

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		