



 **NEWTON**
FALLOWELL

30 Greenfield Road, Coningsby - LN4 4UF

Offers Over £275,000

30 Greenfield Road

Coningsby, Lincoln

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. Having 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

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

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

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE/DINER

24' 9" x 12' 7" (7.55m x 3.83m)

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

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

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.





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FIRST FLOOR LANDING

Having access to roof space.

BEDROOM ONE

14' 4" x 9' 10" (4.38m x 2.99m)

Having window to rear elevation and radiator.

BEDROOM TWO

13' 3" x 8' 4" (4.05m x 2.55m)

Having windows to front & rear elevations and radiator.

BEDROOM THREE

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

Having window to front elevation and radiator.

BEDROOM FOUR

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

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

BATHROOM

7' 3" x 5' 5" (2.21m x 1.66m)

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.





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EXTERIOR

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

GARAGE

17' 4" x 8' 3" (5.29m x 2.52m)

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

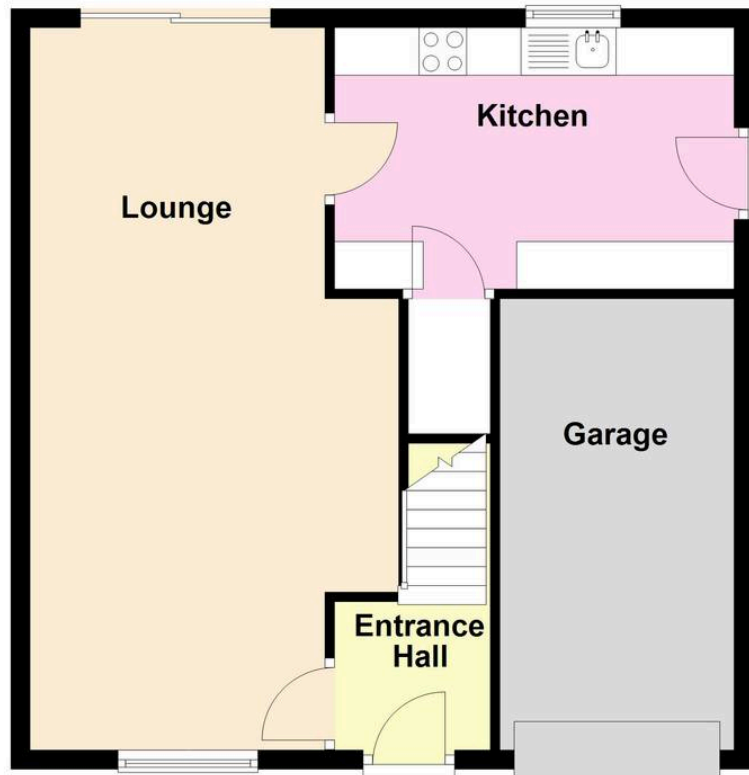
The property has mains gas, electricity, water and drainage connected. Heating is via a new gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band C.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Ground Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



First Floor

Approx. 46.8 sq. metres (504.1 sq. feet)



Total area: approx. 103.0 sq. metres (1108.7 sq. feet)

Newton Fallowell Estate Agents

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