



## **Kings Manor, Coningsby, Lincoln, LN4 4TJ**

Three Bedrooms | Semi Detached | Cloakroom WC | Lounge/diner  
Kitchen | UPVC Double Glazing | Off Road Parking | EPC Rating C

**Asking Price: £129,950**

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## **Kings Manor, Coningsby, Lincoln, LN4 4TJ**

Offered for sale with no forwarding chain, this three bedroom semi-detached property was built by Chestnut Homes. Facing onto a green and situated on the popular Kings Manor development in Coningsby this property in brief comprises; entrance hall, cloakroom, kitchen to the front and a lounge diner to the rear with doors that open to the garden. Upstairs there are three bedrooms and a bathroom. Outside the property has an enclosed rear garden with driveway parking for 2 vehicles and a small buffer garden to the front. Additional benefits include, UPVC double glazing and gas-fired central heating. To view call the Woodhall Spa office on 01526 354111.

### **ENTRANCE HALL**

Enter via double glazed door, stairs rising to the first floor accommodation, storage cupboard, doors to the kitchen, lounge/diner and WC, radiator and fitted carpet.

### **WC**

Fitted low level WC, wash hand basin, UPVC double glazed window to the front aspect and radiator.

### **KITCHEN**

*3.15m (10' 4") x 2.54m (8' 4")*

Fitted with a range of wall and base mounted units with work surface over, inset single drainer sink & drainer unit with mixer taps, built in stainless steel oven and hob with hood over, UPVC double glazed window to the front aspect, space for washing machine and further appliances, vinyl floor and radiator.

### **LOUNGE/DINER**

*6.83m (22' 5") x 4.85m (15' 11")*

UPVC double glazed French doors which open into the rear garden, further UPVC double glazed window to the rear aspect, fitted carpet and radiator.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Doors to all first floor rooms, cupboard housing the boiler with additional storage and fitted carpet.

#### **BEDROOM ONE**

*4.09m (13' 5") x 2.44m (8' 0")*

UPVC double glazed window to the front aspect, fitted bedroom furniture, radiator and fitted carpet.

#### **BEDROOM TWO**

*2.79m (9' 2") x 2.64m (8' 8")*

UPVC double glazed window to the rear aspect, radiator and fitted carpet.

#### **BEDROOM THREE**

*2.16m (7' 1") x 1.98m (6' 6")*

UPVC double glazed window to the front aspect, radiator and fitted carpet.

#### **BATHROOM**

Fitted suite comprising panel enclosed bath, low level WC, wash hand basin with pedestal, UPVC double glazed window to the rear aspect, tiled to splash backs, vinyl floor and radiator.

#### **OUTSIDE**

##### **REAR GARDEN**

The rear garden is fully enclosed by timber fencing with gated access to the driveway parking behind, the garden is mainly laid to lawn with a small paved area and a pathway leading to the gate.

##### **FRONT GARDEN**

To the front there is a small buffer garden which is laid to lawn and a hedge lined boundary.

##### **DRIVEWAY**

To the rear of the property there is driveway parking for 2 vehicles.

##### **SERVICES**

Mains gas, electricity, drainage and water are understood to be connected. Heating is via gas central heating to radiators. Telephone installation is subject to British Telecom regulations. The agents have not tested or inspected any of the services or service installations and purchasers should rely on their own survey.

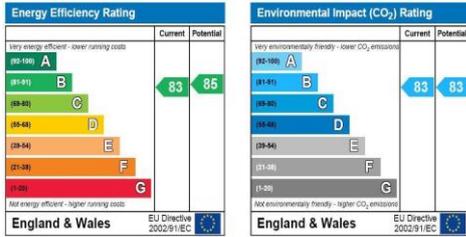
##### **TENURE**

The property is understood to be freehold subject to confirmation from the solicitors. All interested parties are advised to make their own enquiries

##### **VIEWING**

By prior appointment with Hunters Turner Evans Stevens office in Woodhall Spa on 01526 354111 or email to woodhalspa@hunters.com

## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.00pm

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.