



4 Canberra Close
Coningsby, Lincolnshire LN4 4TY

BELL
ROBERT BELL & COMPANY



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Lincoln – 22 miles

Grantham – 29 miles with East Coast rail link to London

Woodhall Spa - 4 miles

(Distances are approximate)

A three-bedroom semi-detached house benefiting from open plan living / dining room with patio doors overlooking the rear garden. Externally there is a double width driveway providing side by side off street parking, garage and enclosed south facing rear gardens. The shopping, social and educational facilities are within easy walking distance.

ACCOMMODATION

Entrance Lobby having glazed panel main entrance door, staircase to first floor, night storage heater and door to:



Living Room [14'10" x 10'10" (4.52m x 3.30m)] with front aspect; having built-in storage cupboard, night storage heating and wide open doorway to:

Dining Room [9'6" x 8' (2.89m x 2.44m)] overlooking the rear garden through patio doors; having night storage heater and door to:



Kitchen [9'8" x 7' (2.94m x 2.13m)] with a range of fitted units comprising stainless steel sink with drainer inset to work surface over base unit, space and plumbing for a washing machine. There is an electric cooker with wall mounted cupboard above and filter hood over the hob, built-in larder cupboard and glazed panel side entrance door.

First Floor

Landing with built-in airing cupboard and doors to:

Bedroom 1 [13'5" x 9' (4.09m x 2.74m)] with front aspect and night storage heater.

Bedroom 2 [9' x 9' (2.74m x 2.74m)] overlooking the rear garden and having open fronted wardrobes, wood effect flooring and night storage heater.

Bedroom 3 [10' x 6' (3.05m x 1.83m)] with front aspect and having wood effect flooring and night storage heater.

Shower Room with a suite comprising tiled shower cubicle, low-level WC, pedestal wash hand basin and tiled flooring.

OUTSIDE

The property is approached over a double width driveway providing side-by-side off-street parking and access to **Detached Garage** with up and over door, power, lighting and service door to side. The remaining front garden is laid to lawn. The enclosed south facing rear garden is mostly laid to paved patio with lawn to one side.

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333

Email: woodhallspa@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared March 2021



TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These floorplans are for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
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