



71 Kings Manor
Coningsby, Lincolnshire LN4 4TJ

£245,000

BELL
ROBERT BELL & COMPANY



71 Kings Manor, Coningsby

A four bedroom detached house providing spacious accommodation to the well serviced village of Coningsby. Requiring a scheme of gentle repair, the property comprises large bedrooms, and living, dining rooms plus kitchen and utility. One bedroom enjoys use of an en suite with cloakroom and family bathroom also in place.

ACCOMMODATION

Hallway with wood front entrance door, wood flooring, carpeted staircase to first floor, built in under stairs storage space, radiator, telephone point, ceiling light and power points. Doors to kitchen, cloakroom and to:

Living Room [16' x 10'10" (4.87m x 3.30m)] having uPVC double glazed window to front aspect; carpeted floor, radiator, TV and telephone point, ceiling light and power points. Door to:

Dining Room [10'10" x 9' (3.30m x 2.74m)] with uPVC double glazed French doors to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to:

Kitchen [10'2" x 8'4" (3.10m x 2.54m)] having uPVC double glazed window to rear aspect; a good range to storage units to base and wall levels, aluminium 1 1/2 bowl sink and drainer inset to roll edge worktop, Neff oven and four ring hob beneath extractor canopy. Wood flooring, ceiling light and power points and open arch to:

Utility [8'6" x 8'4" (2.59m x 2.54m)] with uPVC double glazed window to rear aspect; a range of storage units to base and wall levels with space and connections for under counter washing machine, dishwasher, fridge, upright fridge-freezer. Wood flooring, ceiling light and power points. Wood double glazed door to rear.



Cloakroom with uPVC double glazed obscure window to front aspect; low level WC, wash hand basin, radiator, wood flooring and ceiling light.

First Floor

Landing with built in storage space, carpeted floor, loft access hatch, radiator and ceiling light. Doors to first floor accommodation.

Bedroom 4 [9"6 x 9' (2.89m x 2.74m)] with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bathroom with uPVC obscure double glazed window to rear aspect; panel bath with tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, radiator and ceiling light.

Bedroom 3 [11'10" x 10' (3.60m x 3.05m)] with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 2 [14' x 10' (4.26m x 3.05m)] with uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

Master Bedroom [16' x 11' (4.87m x 3.35m)] with uPVC double glazed windows to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-suite with uPVC obscure double glazed window to side aspect; corner shower cubicle with tiled surround, pedestal wash hand basin, low level WC, wood effect flooring, radiator and ceiling light.

OUTSIDE

71 Kings Manor is located to a modern development of similar properties by Chestnut Homes, set back on a communal green area with brick paved driveway offering ample parking space for multiple vehicles and access to the **Single Garage** with up and over door, light and power.

The rear garden is laid to lawn with paved patio space, wood panel fencing and personnel gates ensuring a child and pet friendly area.



East Lindsey District Council – Tax band:

ENERGY PERFORMANCE RATING:

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>

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19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

