



27 Silver Street
Coningsby, Lincolnshire LN4 4SG

£199,950

BELL
ROBERT BELL & COMPANY

27 Silver Street, Coningsby



A spacious three bedroom end terraced property situated in the heart of the well serviced village of Coningsby, 27 Silver Street has been recently modernised and refreshed to create this pleasant family home now offered for sale. The property is completed by a long driveway providing useful off-road parking space, rear garden and garage/garden store. NO CHAIN.

ACCOMMODATION

Sitting Room having uPVC double glazed front entrance door and uPVC double glazed window to front aspect; wood style laminate flooring, radiator, ceiling lights and multiple power points. Doors to dining room and to:

Family Room with uPVC double glazed window to front aspect; exposed brick feature fireplace (currently blocked) with tiled hearth and TV stand, carpeted floor, radiator, TV point, wall and ceiling lights and multiple power points. Door to utility.

Dining Room with uPVC double glazed windows to rear and uPVC double glazed window with internal secondary glazing to side aspect; built in storage space, carpeted floor, radiator, TV point, ceiling light and multiple power points. Door to:

Breakfast Kitchen having uPVC double glazed window to rear aspect; a good range of modern storage units to base and wall levels, aluminium sink and drainer inset to wood effect rolled edge worktop. Built-in Lamona oven and four ring gas hob, space and connections for upright fridge freezer, undercounter washing machine and further appliance. Appropriate splash back tiling, wood panelling to front wall, wood style laminate flooring, ceiling light and multiple power points. Carpeted staircase to first floor with under stairs storage space. Open archway to:





Utility with uPVC double glazed window to side aspect with wood single glazed door to rear; wall mounted gas fired Glo-worm boiler, open space to storage cupboard, tiled floor, radiator, ceiling light and power points. Door to:

Cloakroom comprising low-level WC, pedestal wash hand basin, wood style laminate flooring, wall tiling and inset ceiling spotlights.

First Floor

Landing with uPVC double glazed obscure window to side aspect; built in storage cupboard, open archway to centre and multiple power points. Doors to first floor accommodation.

Main Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and multiple power points.

Family Bathroom having uPVC double glazed obscure window to rear aspect; panelled bath, separate corner shower cubicle with tiled surround and Ideal shower fitting over, wash hand basin inset to storage units. Radiator, wood style laminate flooring, wall tiles and ceiling lights.

Cloakroom having uPVC double glazed obscure window to rear aspect; carpeted floor, low level WC, radiator and ceiling light.

Bedroom with uPVC double glazed window to front with internal secondary glazing; built in wardrobe and dressing table space, carpeted floor, radiator, TV points, ceiling light with fan and multiple power points.

Bedroom having uPVC double glazed window with internal secondary glazing to front aspect; carpeted floor, radiator, ceiling light and multiple power points.

OUTSIDE

The property is approached from Silver Street up a gravel driveway with established tree species to the side and bin storage space.



The rear garden is laid to lawn with paved pathways running across, brick edged raised plant beds of varying heights to front and rear. There is a timber framed, colorfully painted garage with garden store to the rear.

East Lindsey District Council – Tax band: A

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

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Brochure prepared 14.6.2022



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