



Curtis Drive, Coningsby Lincoln LN4 4DU

welcome to

Curtis Drive, Coningsby Lincoln

Modern end-terraced home built just 8 years ago with the remainder of its new-build warranty. Featuring a stylish kitchen, spacious lounge diner, dressing room, enclosed rear garden, garage and driveway, this well presented home offers contemporary, low maintenance living in a popular location.



Entrance Hall

Having a radiator and understairs cupboard.

Kitchen

15' 3" max x 7' 3" (4.65m max x 2.21m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, gas hob, extractor, plumbing for washing machine, radiator and two windows.

Lounge Diner

16' max x 13' max (4.88m max x 3.96m max)

This spacious lounge has a TV point, two radiators, window and patio doors opening directly onto the garden, perfect for indoor/outdoor living.

WC

Fitted with a wash hand basin, WC, radiator and window.

First Floor Landing

Bedroom One

12' x 10' 7" (3.66m x 3.23m)

There is a built-in wardrobe, TV point, radiator and window.

Dressing Room / Study

Having built-in cupboards, radiator and window.

Bedroom Two

10' 4" max x 9' 1" max (3.15m max x 2.77m max)

There is a radiator and window.

Bathroom

9' 6" x 7' (2.90m x 2.13m)

Fitted with a suite comprising of a bath, shower cubicle, wash hand basin, WC, towel rail, extractor and window.

Outside Front

To the front of the property there is a driveway with parking for one vehicle.

Garage

Having up and over door, electric and power on own circuit.

Rear Garden

The enclosed rear garden has been designed with low maintenance in mind, featuring a neat lawn and a paved patio area, perfect for outdoor entertaining without the hassle of heavy upkeep.

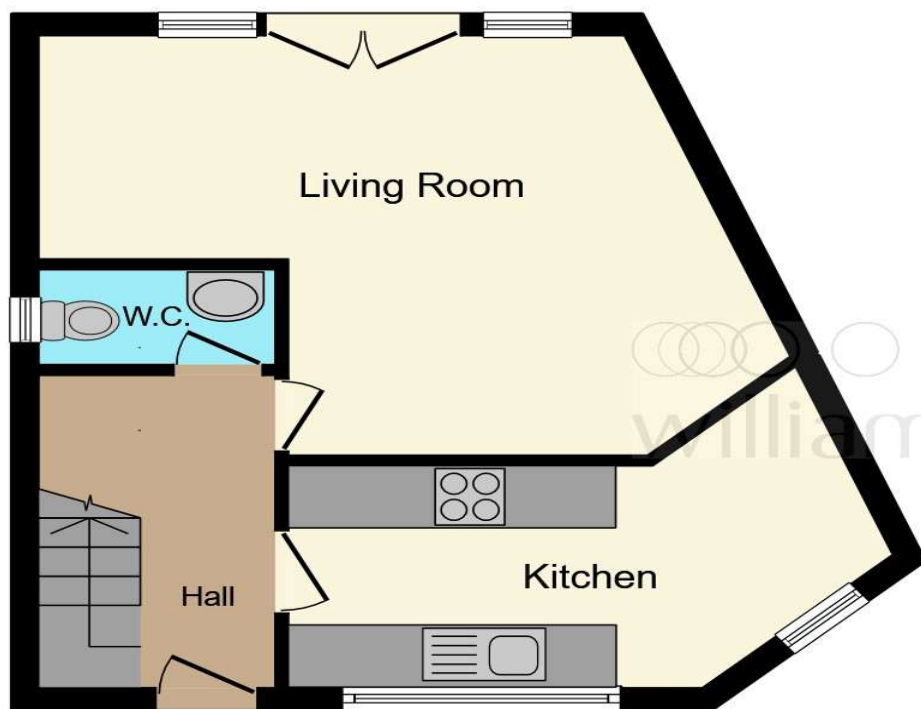
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

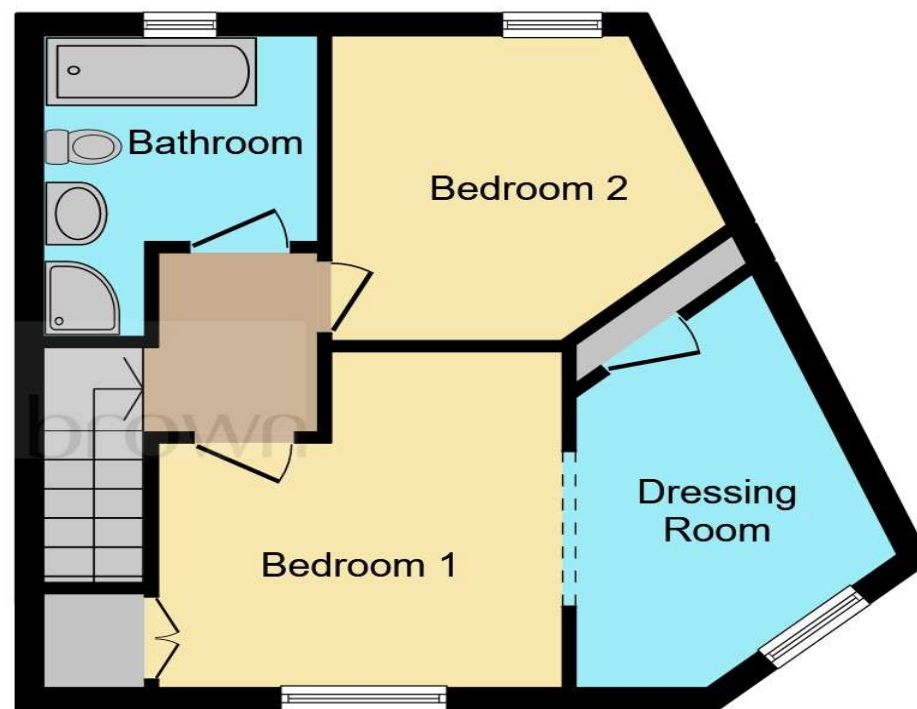


view this property online williamhbbrown.co.uk/Property/SNH113011





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Curtis Drive, Coningsby Lincoln

- Well-presented modern home
- Two double bedrooms with dresser/study to master
- Garage with independent electric circuit
- Beautifully low maintenance garden
- Sought-after location within walking distance to RAF Coningsby

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113011



Property Ref:
SNH113011 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk