



**£175,000**

43 Kings Manor, Coningsby, Lincoln LN4 4TJ

**SHARMAN BURGESS**

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LN4 4TJ  
£175,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Entered via a sealed unit double glazed front entrance door, with radiator, wood laminate flooring, smoke alarm, built-in cupboard, staircase leading off.

**CLOAKROOM**

Fitted with a white suite comprising dual flush WC, corner hand basin with tiled splashback, vinyl floor covering, radiator.

A modern three bedroomed semi-detached house situated on a popular residential development, within easy reach of the centre of this good sized village, with plenty of useful local shops and amenities available. Gas central heated accommodation also includes lounge diner, kitchen, downstairs cloakroom and bathroom. Allocated off road parking space and fully enclosed rear garden. NO ONWARD CHAIN.



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### KITCHEN

10' 2" x 8' 3" (3.10m x 2.51m)

Having fitted work surfaces complemented by tiled splashbacks incorporating inset single drainer stainless steel sink unit, range of base cupboards and drawers with matching wall mounted cupboards, plumbing for automatic washing machine, space for dishwasher, integrated Neff stainless steel appliances comprising gas hob with electric oven beneath and fume extractor hood, radiator, vinyl floor covering, ceiling mounted spotlights.

### LOUNGE DINER

15' 5" (maximum) x 12' 2" (4.70m x 3.71m)

Having two radiators, TV aerial point, telephone point, gas fire point, wood laminate flooring, central heating thermostat, built-in under stairs storage cupboard, uPVC double glazed French doors leading to the rear garden.

### STAIRS & LANDING

Having access to partially boarded roof space, digital central heating control, built-in cupboard housing the Worcester wall mounted gas central heating boiler.

### BEDROOM ONE (FRONT)

13' 5" (maximum including wardrobe) x 8' 8" (4.09m x 2.64m)

Having radiator, being fitted with a range of built-in wardrobes.

### BEDROOM TWO (REAR)

9' 1" x 8' 8" (2.77m x 2.64m)

With radiator.

### BEDROOM THREE (FRONT)

7' 2" x 6' 6" (2.18m x 1.98m)

Having radiator, telephone point, built-in cupboard/wardrobe.



**SHARMAN  
BURGESS** Est 1996

### BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

Fitted with a white suite comprising panelled bath with Mira built-in mixer shower over complemented by a tiled splash surround, pedestal hand basin with tiled splashback, WC, vinyl floor covering, radiator, extractor fan, electric shaver point, ceiling mounted spotlights.

### EXTERIOR

To the front of the property is a small garden area enclosed by privet hedge and served by an outside wall mounted light. The property enjoys the benefit of overlooking a central "green" area which is nicely established.

To the rear of the property is a fully enclosed garden comprising lawn and paved patio area with shrub borders and a rear pedestrian hand gate leading to the allocated off road parking space, suitable for two or possibly even three vehicles.

### GARDEN SHED

### SERVICES

Mains water, electricity, gas and drainage are connected. The property is served by a gas central heating system and is fitted with uPVC double glazed windows.

A current management charge of £99.84 is payable to the management company every 6 months to cover the cost of upkeep to communal and unadopted areas.

### REFERENCE

06112025/29720540/HAR



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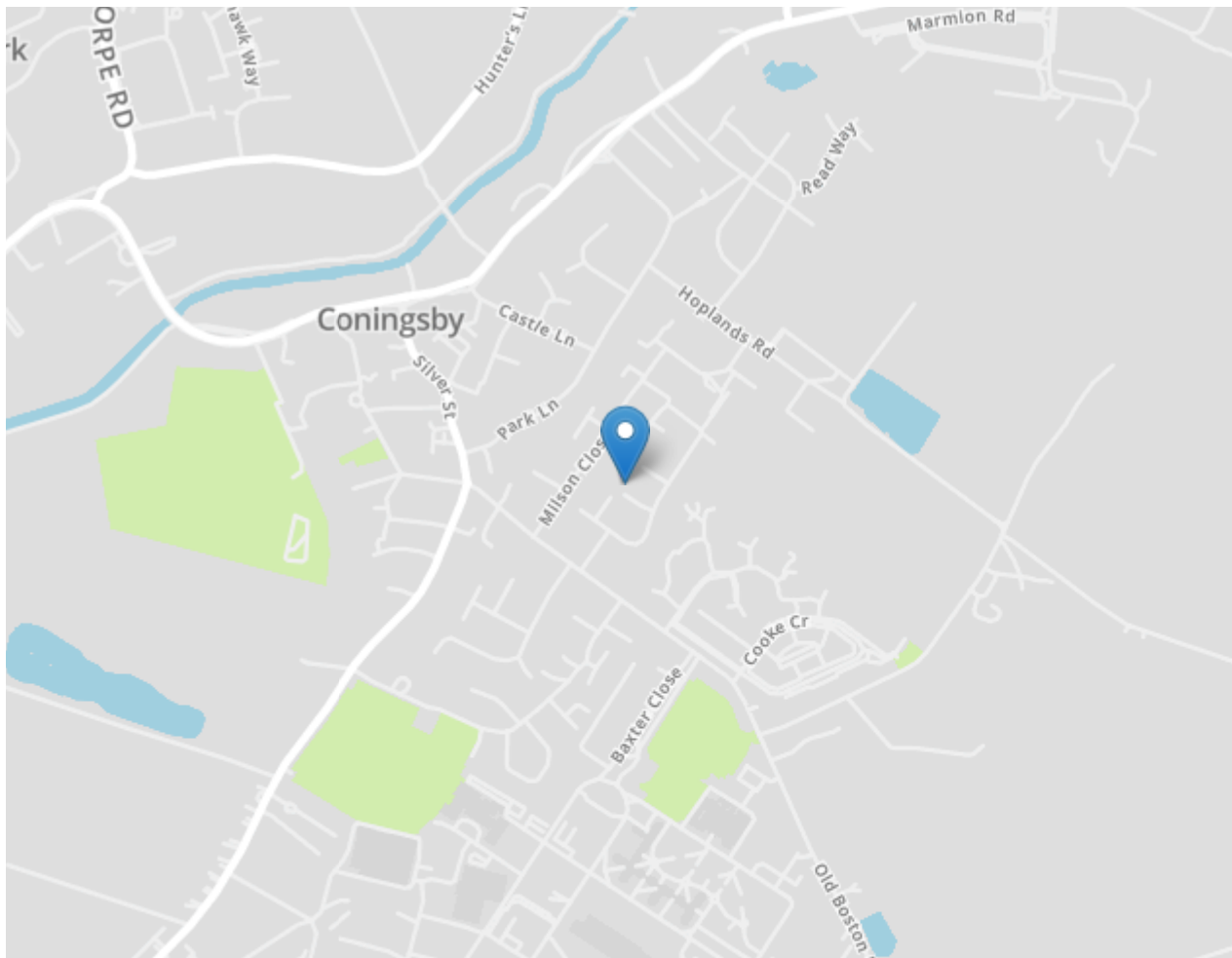
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

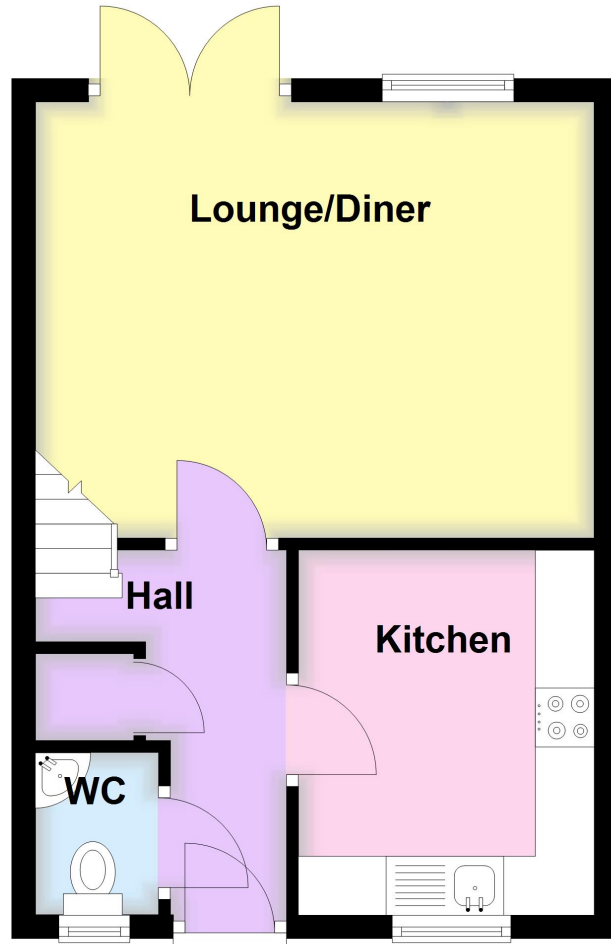
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

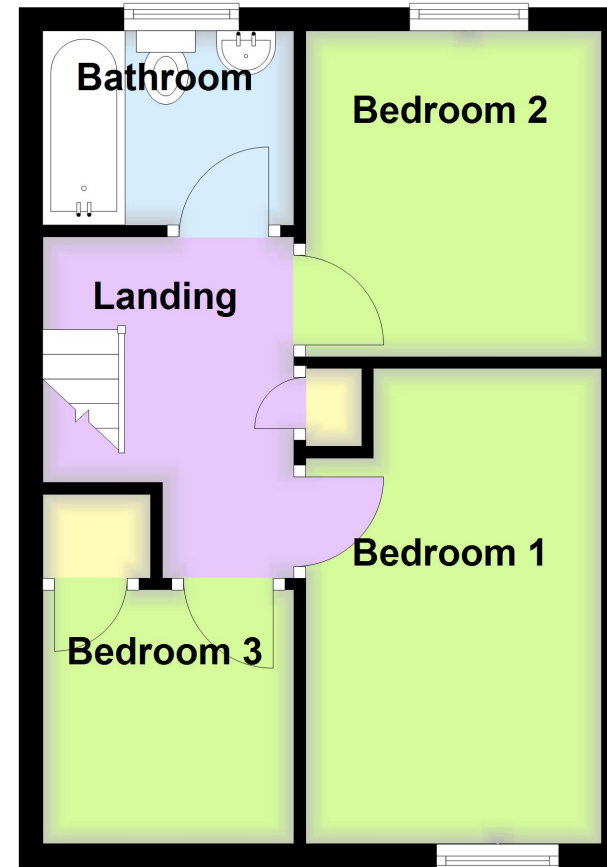
## Ground Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



## First Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 65.8 sq. metres (708.8 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			