



**£315,000**

18 Park Lane, Coningsby, Lincoln LN4 4SW

**SHARMAN BURGESS**

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**£315,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed side panel, staircase leading off, luxury vinyl tile flooring, radiator, ceiling light point, telephone point, archway through to further hall area with luxury vinyl tile flooring and ceiling light point.

**LOUNGE**

23' 8" x 13' 0" (7.21m x 3.96m)

Having dual aspect windows, two radiators, two ceiling light points.

A detached property, having undergone a course of full modernisation and improvement, to provide prospective purchasers with a fantastic family home in 'Move In' condition. Accommodation comprises an entrance hall, large lounge, refitted kitchen with some integrated appliances, ground floor refitted bathroom and a utility room. The property benefits from three double bedrooms arranged over two floors and a first floor refitted family shower room. Further benefits include a driveway, single garage with electric roller door, corner plot, uPVC double glazing and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**



### **KITCHEN**

12' 10" x 8' 9" (3.91m x 2.67m)

Having been fully refitted and comprising counter tops with inset stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated fridge, integrated dishwasher, integrated waist height oven and grill, four ring electric hob with illuminated stainless steel fume extractor above, window to rear elevation, luxury vinyl tile flooring, coved cornice, ceiling mounted strip light.

### **REAR ENTRANCE HALL**

Having sliding doors leading to the rear garden, ceiling light point, door to utility room.

### **BATHROOM**

7' 3" x 7' 9" (2.21m x 2.36m)

Having WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, P-shaped bath with mixer tap and wall mounted mains fed shower with hand held shower attachment above and fitted shower screen, ceiling light point, obscure glazed window to rear elevation, wall mounted heated towel rail.

### **GROUND FLOOR BEDROOM THREE**

12' 9" x 10' 0" (3.89m x 3.05m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

### **FIRST FLOOR LANDING**

Having access to loft space, ceiling light point, radiator, built-in storage cupboard.



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### **BEDROOM ONE**

15' 9" (maximum into window) x 12' 9" (4.80m x 3.89m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobes to the majority of one wall with hanging rails within.

### **BEDROOM TWO**

13' 0" x 15' 9" (maximum taken into window) (3.96m x 4.80m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobes with hanging rails within.

### **FIRST FLOOR SHOWER ROOM**

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, shower cubicle with wall mounted mains fed shower within and bi-fold shower screen, heated towel rail, obscure glazed window to rear elevation, ceiling light point.

### **EXTERIOR**

The property sits on a corner plot and is approached over a driveway which provides off road parking as well as access to the garage. There is a lawned front garden with flower and shrub borders and low level wall to the front boundary.

### **GARAGE**

18' 8" x 9' 1" (5.69m x 2.77m)

Having electric roller door, served by power and lighting, electric fuse box, sliding door to: -

### **REAR UTILITY**

9' 1" x 8' 10" (2.77m x 2.69m)

Also accessed from rear entrance hall. Having plumbing for automatic washing machine, wall mounted Worcester gas combination central heating boiler, served by power and lighting, window to rear elevation.

The side garden is predominantly laid to lawn with flower and shrub borders.

The rear garden initially comprises a paved patio seating area and further sections of lawn. There is a timber shed and 6ft x 8ft greenhouse which are to be included in the sale. The garden is served by outside tap and lighting.

### **SERVICES**

Mains gas, electricity, water and drainage are connected.

### **REFERENCE**

16022026/29938412/BEA



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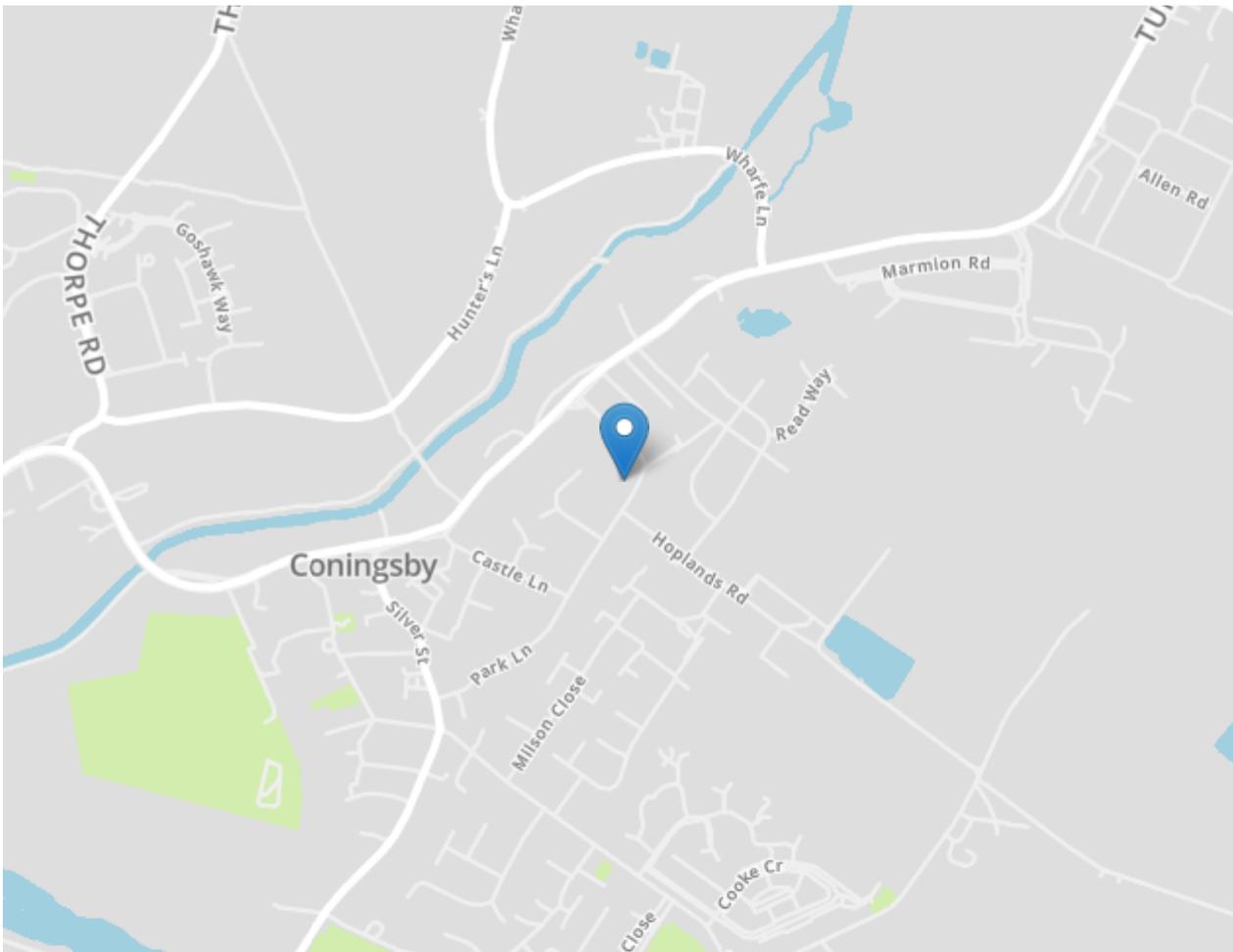
## AGENT'S NOTES

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. 94.8 sq. metres (1020.5 sq. feet)



### First Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



Total area: approx. 146.5 sq. metres (1577.3 sq. feet)

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