



**£460,000**

2 Chadwick Way, Coningsby, Lincoln LN4 4UQ

**SHARMAN BURGESS**

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LN4 4UQ  
£460,000 Freehold**

**ACCOMMODATION**

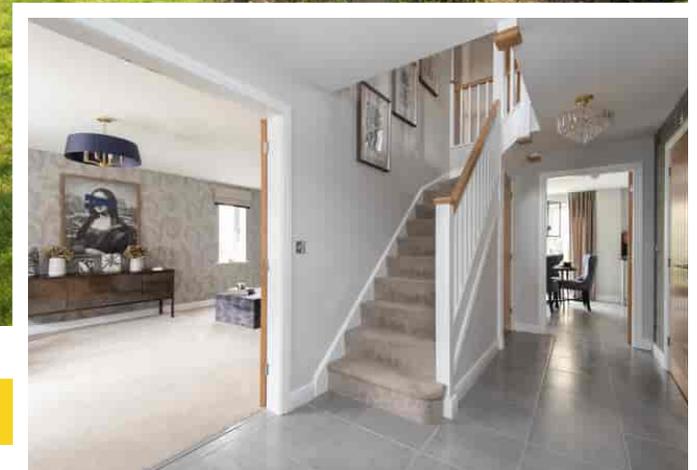
**ENTRANCE HALL**

Having front entrance door, staircase leading off, tiled floor, two ceiling light points, radiator with fitted cover, under stairs storage cupboard.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, tiled floor, radiator, ceiling light point, extractor fan.

A beautifully presented FORMER SHOW HOME situated in the highly popular and well served village of Coningsby. Accommodation comprises an entrance hall, ground floor cloakroom, lounge, dining room, large open plan living kitchen including dining and seating areas, utility room, four well proportioned bedrooms to the first floor, with en-suites to bedrooms one and two and a four piece family bathroom. Further benefits include a double garage, larger than average driveway providing ample off road parking and an approximately south facing landscaped rear garden. Offered for sale with NO NOWARD CHAIN. Part Exchange considered.



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### LOUNGE

21' 3" (maximum into bay window) x 12' 6" (6.48m x 3.81m)

Having feature bay window to front elevation, window to side elevation, two radiators, two ceiling light points, TV aerial point.

### DINING ROOM

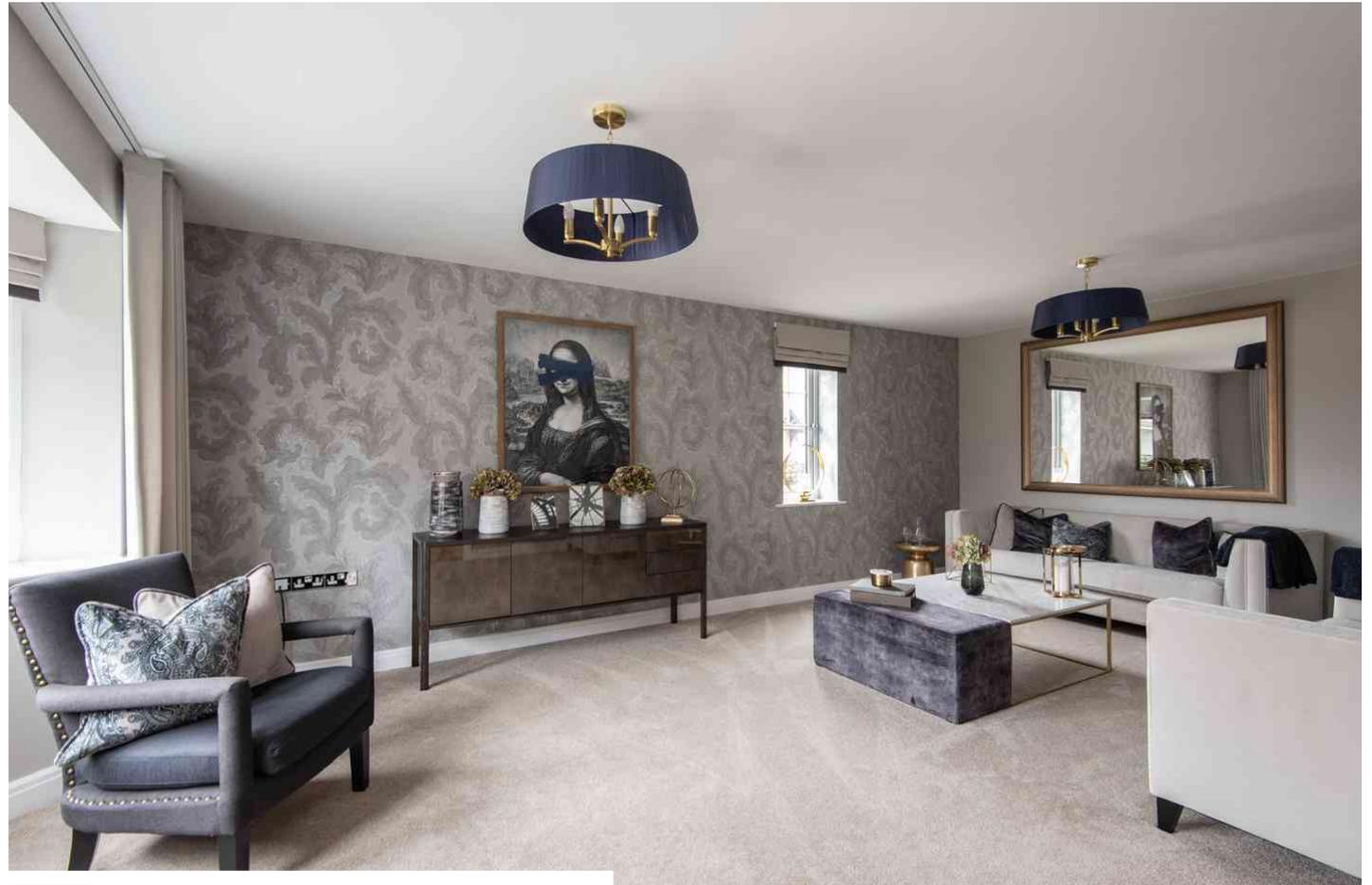
10' 1" x 9' 6" (3.07m x 2.90m)

Having two windows to front elevation, radiator, ceiling light point.

### LIVING KITCHEN

30' 3" x 12' 0" (maximum) (9.22m x 3.66m)

Comprising kitchen, dining and seating areas with tiled flooring throughout. The seating area benefits from French doors leading to the rear garden, radiator and ceiling light point. The dining area benefits from a central ceiling light point, French doors leading to the rear garden and a radiator. The modern kitchen comprises counter tops with inset stainless steel one and a half bowl sink and drainer, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, integrated dishwasher, integrated fridge freezer, integrated waist height double oven and grill, four ring gas hob with glass splashback and illuminated stainless steel fume extractor above, window to rear elevation, ceiling recessed lighting.



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### UTILITY ROOM

6' 4" x 6' 0" (1.93m x 1.83m)

Having counter top with matching upstand, stainless steel sink and drainer with mixer tap, base level storage unit, plumbing for automatic washing machine, space for condensing tumble dryer, tiled floor, side entrance door, ceiling light point, extractor fan, wall mounted Potterton Promax gas central heating boiler.

### FIRST FLOOR LANDING

Having window to front elevation, access to loft space, ceiling light point, built-in airing cupboard housing the hot water cylinder.

### BEDROOM ONE

12' 8" (maximum into entrance area) x 13' 0" (3.86m x 3.96m)

Having window to rear elevation, radiator, ceiling light point.

### EN-SUITE BATHROOM

7' 5" x 8' 10" (2.26m x 2.69m)

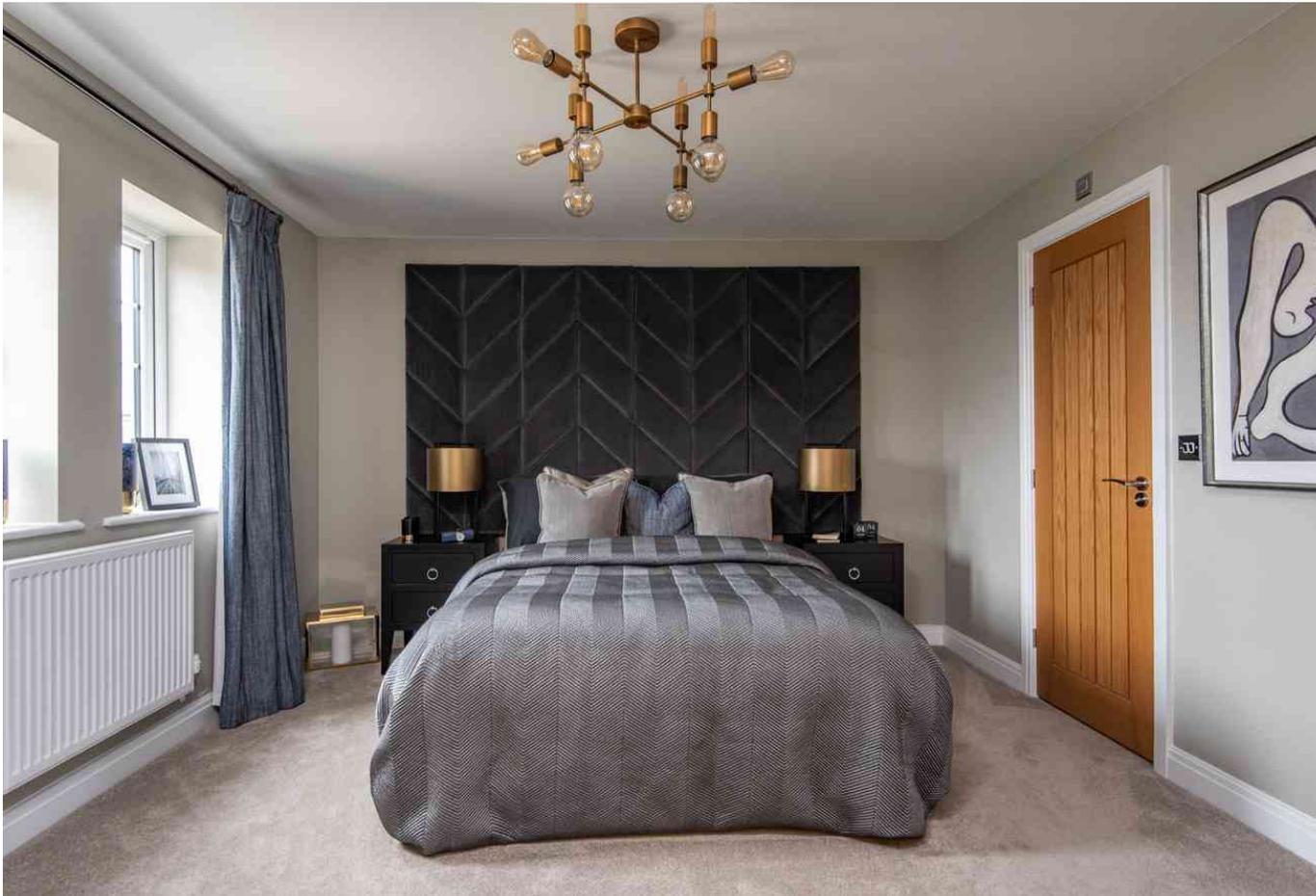
Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, panelled bath with mixer tap, WC, with concealed cistern, wash hand basin with mixer tap and vanity unit, tiled floor, heated towel rail, electric shaver point, extractor fan, ceiling recessed lighting, obscure glazed window to rear elevation.

### BEDROOM TWO

12' 7" (maximum) x 11' 6" (maximum) (3.84m x 3.51m)

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





### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, tiled floor, heated towel rail, electric shaver point, extractor fan, ceiling recessed lighting, obscure glazed window to side elevation.

### BEDROOM THREE

11' 0" (maximum into recess) x 11' 7" (3.35m x 3.53m)  
Having window to rear elevation, radiator, ceiling light point.

### BEDROOM FOUR

12' 8" (maximum) x 12' 2" (maximum into recess) (3.86m x 3.71m)  
Having two windows to front elevation, radiator, ceiling light point.

### FAMILY BATHROOM

8' 1" (maximum) x 10' 2" (maximum into shower area) (2.46m x 3.10m)  
Being fitted with a four piece suite comprising panelled bath with mixer tap, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, tiled floor, radiator, ceiling recessed lighting, extractor fan, electric shaver point, obscure glazed window to side elevation, heated towel rail.



### EXTERIOR

The property is approached over a block paved driveway which provides ample parking for numerous vehicles and gives access to the:-

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### DOUBLE GARAGE

Having two up and over doors, served by power and lighting.

Paved access leads to the front entrance door and there are wrought iron railings to the front boundary.

### REAR GARDEN

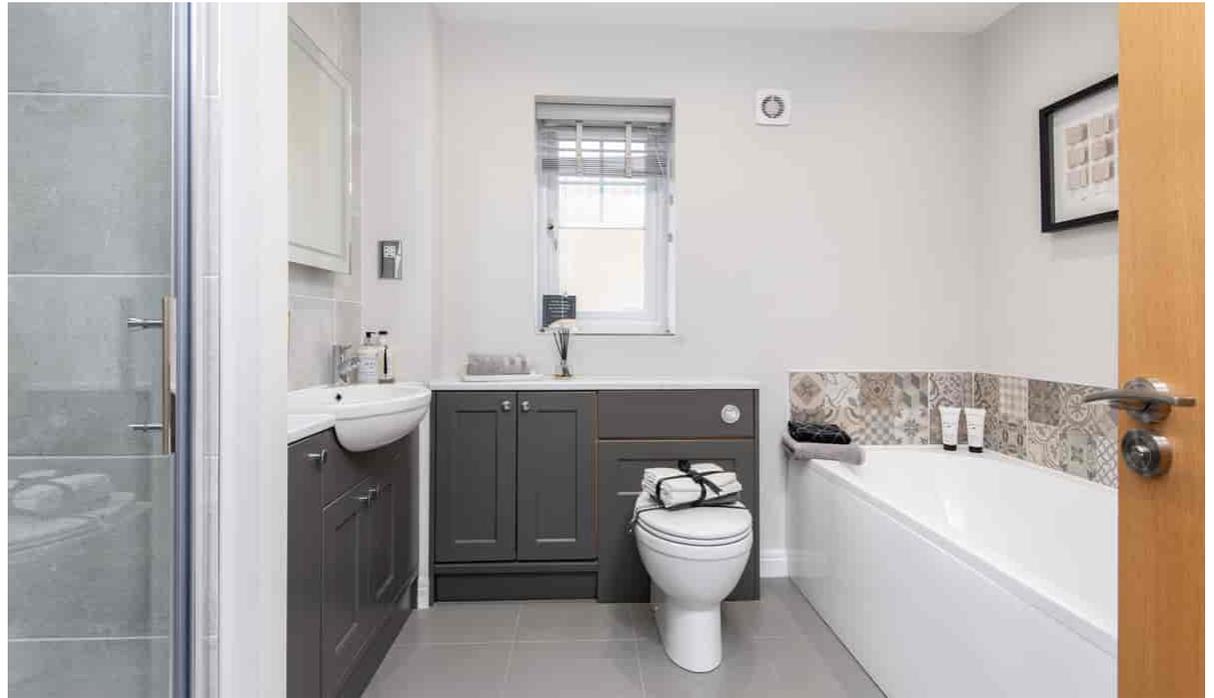
Being initially laid to a paved patio seating area leading to a shaped central lawn with gravelled pathway and flower and shrub borders. The garden houses a timber summerhouse (to be included in the sale) and is enclosed to the majority and served by external tap and lighting.

### SERVICES

Mains gas, electric, water and drainage are connected. A service charge will be payable to Management Company for the upkeep and maintenance of unadopted roads, pathways and communal areas.

### REFERENCE

23022026/30052848/CHE



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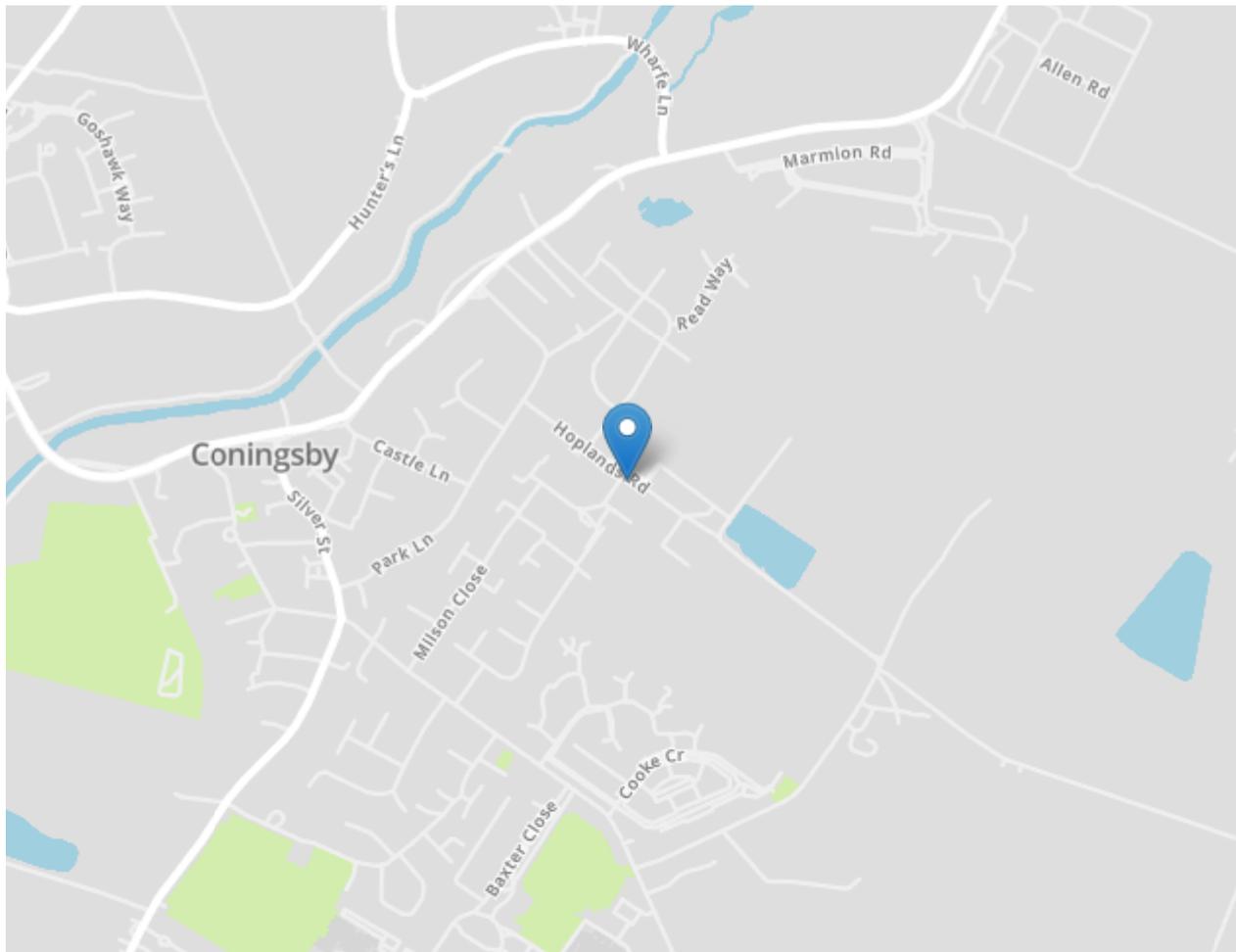
## AGENT'S NOTES

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.

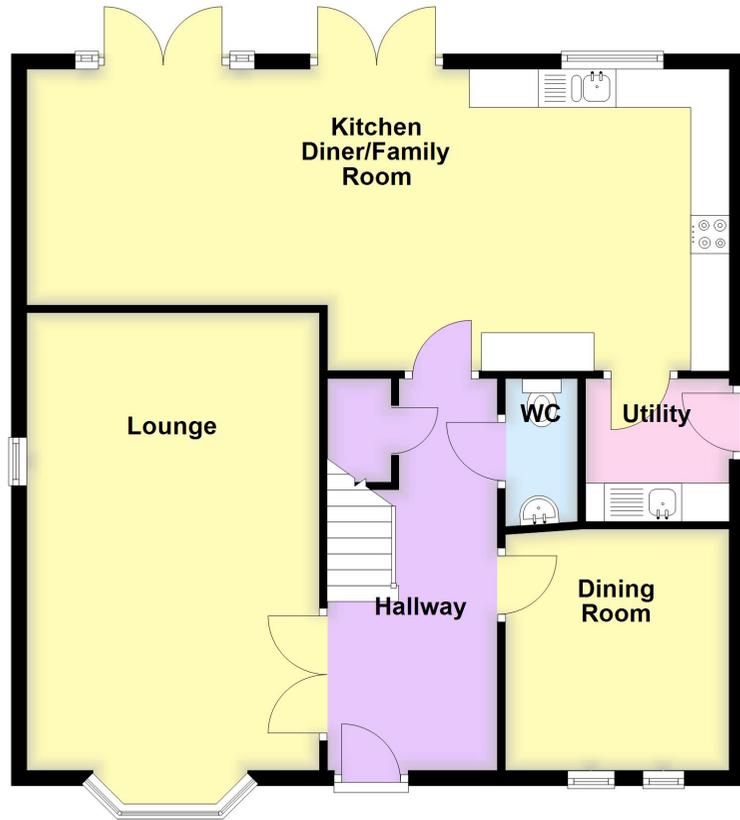
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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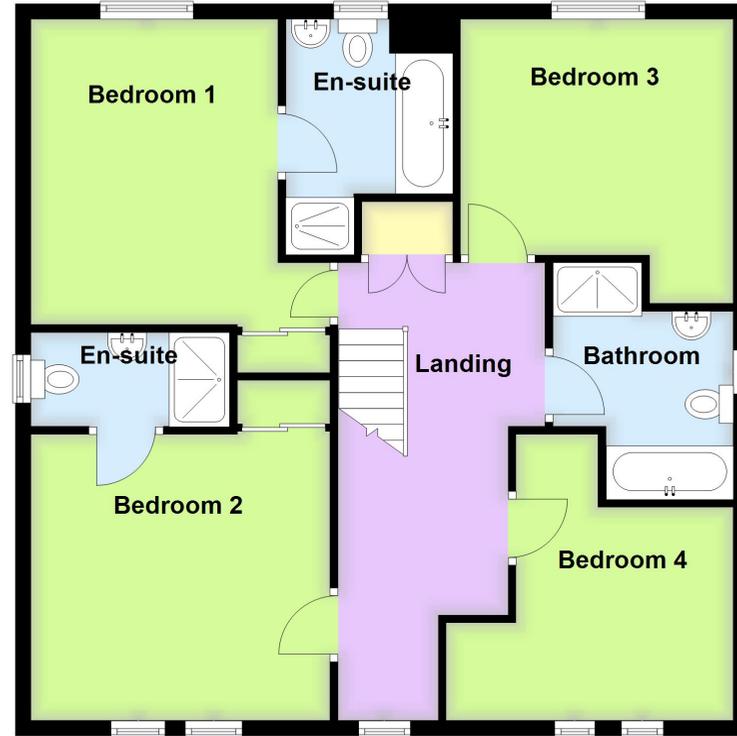
### Ground Floor

Approx. 83.3 sq. metres (896.6 sq. feet)



### First Floor

Approx. 83.0 sq. metres (893.8 sq. feet)



Total area: approx. 166.3 sq. metres (1790.4 sq. feet)

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

