



Finney Close, Coningsby, Lincoln, LN4 4JY

- BEAUTIFULLY presented and SPACIOUS 969 sq ft FOUR bedroom detached modern HOUSE on a PRIVATE PLOT backing onto Pingle NATURE RESERVE
- GENEROUS PLOT including FULLY FENCED front and VERY SECLUDED rear GARDENS including a paved PATIO, SHED and open fronted STORE, external lighting, power and water tap
- LOUNGE with built in cupboard, OAK veneer internal doors
- EXTENSIVE range of AEG built in kitchen APPLIANCES: fan assisted electric oven, microwave oven, and stainless steel 45 degree extractor, all with LCD displays, ceramic hob, fridge freezer and dishwasher
- FOUR BEDROOMS including dual aspect and built in wardrobes/cupboards
- EXTENSIVE off road PARKING for up to FIVE cars including CARAVAN if required and a GARAGE (having light, power, workbench, roller shutter door and PVC pedestrian side door)
- GOOD '74' ENERGY efficiency RATING, Light oak coloured UPVC double glazing including FRENCH and external doors, and mains GAS CENTRAL HEATING with Worcester boiler
- KITCHEN DINER soft closure fitted, having FRENCH doors to patio & garden, OAK block wood worktops, space for dining table and chairs, UTILITY ROOM with space/plumbing 2 appliances, work top & wall units
- MODERN BATH & SHOWER room fully wall tiled, bath having mixer taps with wall mounted shower attachment, corner quadrant shower having monsoon & flexible shower heads, DOWNSTAIRS W.C.
- SELECT cul-de-sac LOCATION, to the edge of the WELL SERVICED LARGE VILLAGE of Coningsby

Price £285,000



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DESCRIPTION

This is a beautifully presented and spacious 969 sq ft, four bedroom, detached modern house on a private plot backing onto Pingle nature reserve, and includes extensive off road parking for up to five cars including caravan if required, garage (having light, power, workbench, roller shutter door and PVC pedestrian side door), fully fenced front and very secluded rear gardens (including a paved patio, shed, and open fronted store, external lighting, power and water tap), as well as an good '74' energy efficiency rating, all in a select cul-de-sac location, to the edge of the very well serviced large village of Coningsby.

It also benefits from light oak coloured UPVC double glazing including external and French doors, mains gas central heating with Worcester boiler, oak veneer internal doors, and is offered freehold.

The property consists of entrance hall, lounge (built in cupboard), kitchen diner (soft closure fitted, having French doors to patio & garden, oak block wood worktops, space for dining table and chairs, and an extensive range of AEG built in appliances: fan assisted electric oven, microwave oven, and stainless steel 45 degree extractor, all with LCD displays, ceramic hob, fridge freezer and dishwasher), utility room (with space/plumbing 2 appliances, work top & soft closure wall units), W.C. (with corner wall hung hand basin having single mixer tap, and a low level close coupled toilet).

Upstairs is the landing, modern bath & shower room (fully wall tiled, bath having mixer taps with wall mounted shower attachment, corner quadrant shower having monsoon & flexible shower heads, and curved glass sliding doors, pedestal hand basin having single mixer tap, and a low level close coupled toilet), and the four bedrooms (including dual aspect and built in wardrobes/cupboards).

Coningsby amenities include supermarket, post office, butchers, hairdressers, doctors, public house restaurants, library and the Battle of Britain Memorial Flight Visitor Centre.





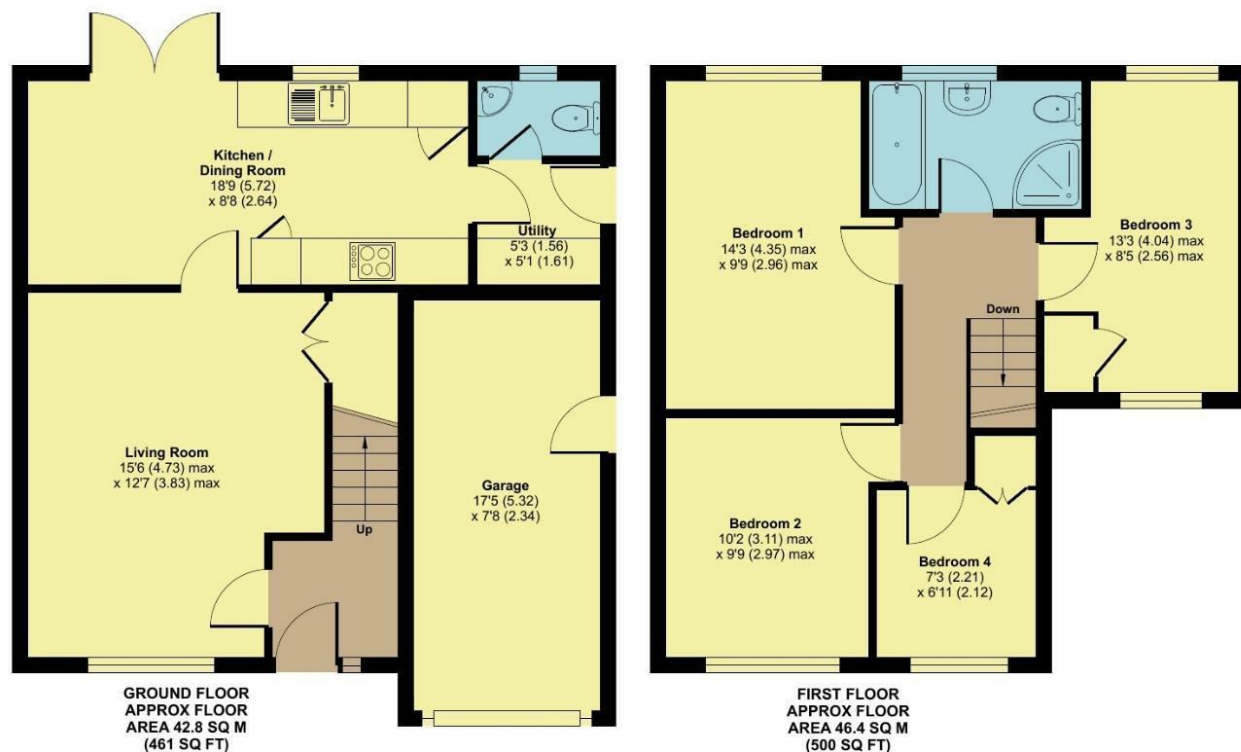
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Approximate Area = 961 sq ft / 89.2 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1100 sq ft / 102.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1350006

Viewings

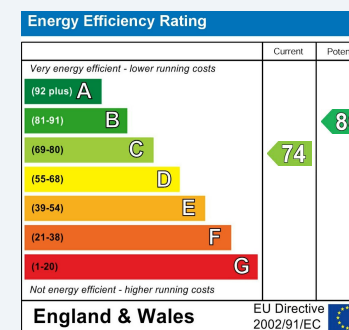
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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