



Chadwick Way, Coningsby

- VERY SPACIOUS 1,500 sq ft detached HOUSE on corner plot, BRAND NEW November 2018 with 10 year NHBC WARRANTY
- FOUR DOUBLE bedrooms, TWO bathrooms, TWO receptions
- 210 sq ft dual aspect LOUNGE with FRENCH doors to patio and rear garden
- OFFICE/SNUG room and GARDEN STUDIO, Entrance HALL with CENTRAL STAIRCASE, GALLERIED landing
- UPVC double glazed including 3 x pairs French doors, Mains GAS CENTRAL HEATING
- Detached upgraded GARAGE and GENEROUS DRIVE including DOUBLE WIDTH
- VERY GOOD '85' 'B' energy rating and VERY WELL PRESENTED
- 218 sq ft MODERN fitted KITCHEN DINER with feature peninsular unit and 2 x FRENCH doors to patio and rear garden
- MODERN BATHROOM with separate SHOWER over bath, EN-SUITE with double width SHOWER, and W.C.
- SOUTH WEST facing fully enclosed rear GARDEN with EXTENSIVE black limestone paved PATIO

Price £325,000

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Chadwick Way, Coningsby

DESCRIPTION

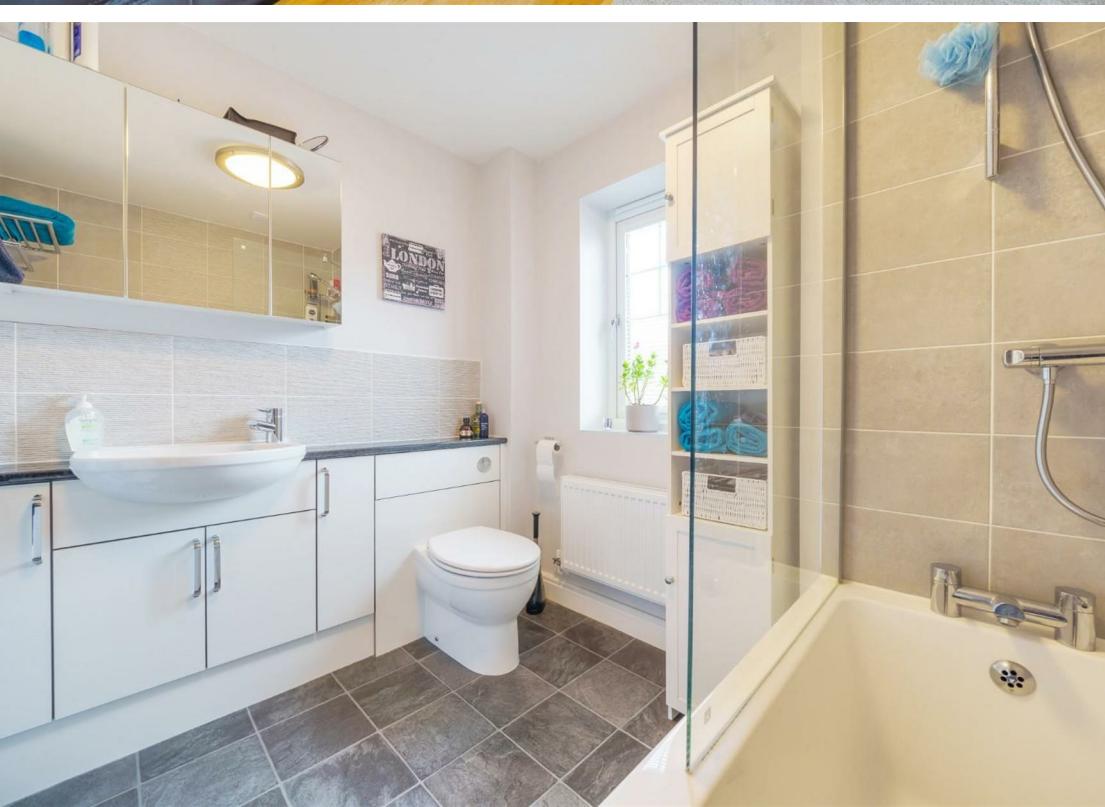
This is a stunning and very spacious 1,500 sq ft four double bedroom, two bathroom, two reception detached house built new November 2018 with a 10 year NHBC (National House Building Council) warranty, on a corner plot, with detached upgraded garage having an attached studio, generous drive including double width, south west facing and fully enclosed rear garden with extensive black limestone paved patio, and also benefiting from excellent presentation, specifications and 85 'B' energy rating, all in a block paved cul-de-sac location.

The property consists of entrance hall with feature central staircase to the first floor and deep built in spacious cupboard, 210 sq ft dual aspect lounge with feature fireplace and French doors to the patio and rear garden, snug/office room, 218 sq ft modern fitted kitchen diner with feature peninsular unit, range of Zanussi built in appliances and two pairs of French doors to the patio and rear garden, W.C, gallery style landing, modern bathroom with separate shower over the bath, master bedroom with bank of mirror fronted wardrobes, en-suite with double width shower, second, third and fourth double bedrooms, with bedrooms two and three also having mirror fronted built in triple width wardrobes.

It also benefits from extensive external lighting including contemporary up/down lights, UPVC double glazing including three pairs of French doors, 'stone' window sills, mains gas central heating, very good 85 'B' energy efficiency rating (see separate graph), 10 year NHBC (National House Building Council) warranty, satellite TV and the property is offered freehold.

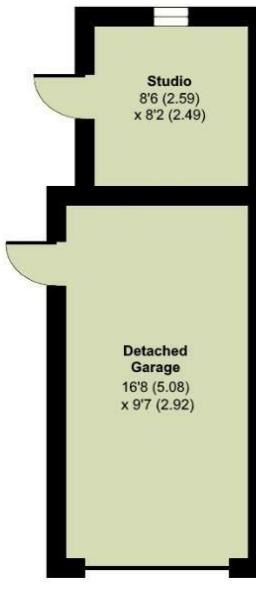
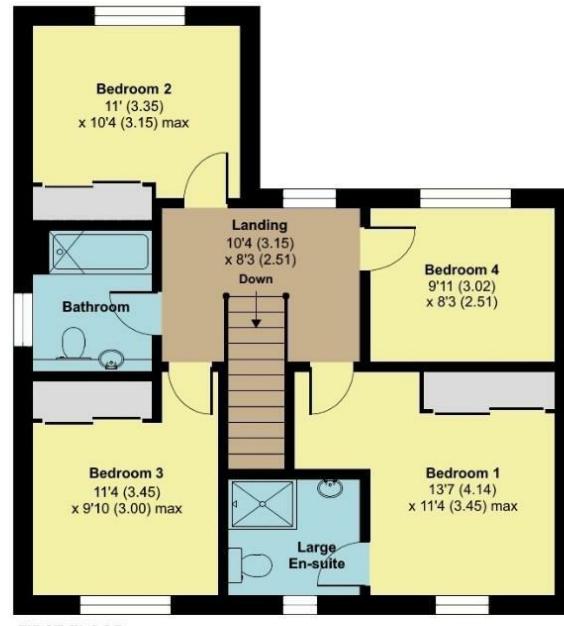
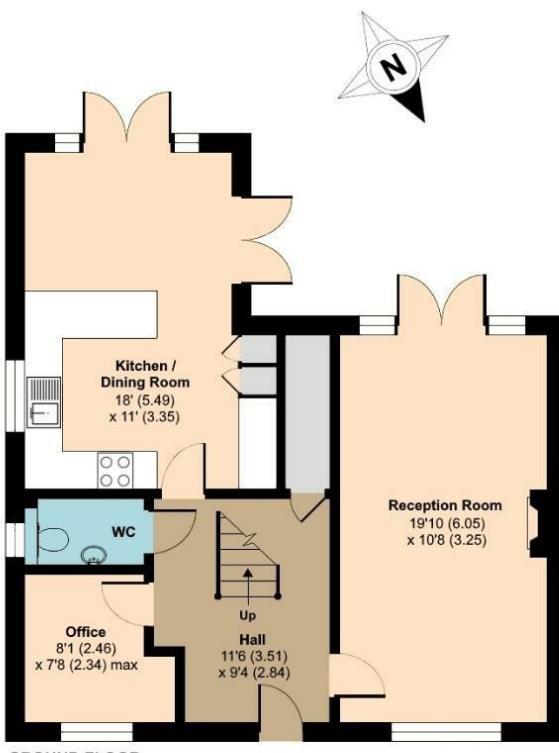
Located in the popular and well serviced village of Coningsby whose amenities include supermarket, post office, butchers, hairdressers, doctors, public house restaurants and the Battle of Britain Memorial Flight Visitor Centre.





Chadwick Way, Coningsby, Lincoln, LN4

Approximate Area = 1346 sq ft / 125 sq m
 Garage = 258 sq ft / 24 sq m
 Total = 1604 sq ft / 149 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). © nicher.com 2023.
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Viewing

Please contact our Hunters Horncastle Office on 01507 524910 if you wish to arrange a viewing appointment for this property or require further information.

10 East Street, Horncastle, LN9 6AZ

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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