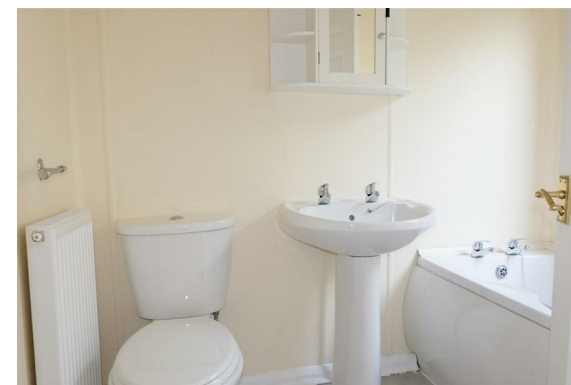




The Meadows, Dogdyke Road

- TWO bedrooms DETACHED home with PARKING
- ONLY 325m walking distance to SHOPS
- Small SELECT development of ONLY six properties
- Fitted KITCHEN DINER open plan to lounge
- UPVC double glazing incl external doors, CENTRAL HEATING
- AVAILABLE immediately, SOUTH FACING frontage/garden
- PETS ALLOWED at site owners discretion
- Entrance HALL, Dual aspect LOUNGE with fireplace
- Jack 'n' Jill BATHROOM, Bedroom BUILT-IN WARDROBES
- WELL SERVICED large village, NO 'upward CHAIN'

Guide Price £60,000

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The Meadows, Dogdyke Road

DESCRIPTION

This is a two bedroom furnished detached property with its own block paved parking and south facing garden and frontage, that allows a pets, subject to the site owners discretion, on a small select development of only six properties, in a very convenient location, only 325m walking distance from shops in the well serviced large village of Coningsby and is available immediately.

The property consists of entrance hall with built in cupboard, dual aspect fitted kitchen diner that is open plan to the dual aspect lounge that has a fireplace and exterior door, Jack 'n' Jill bathroom including to the master bedroom that has built in full height double wardrobes, second bedroom having a built in full height wardrobe/shelved cupboard.

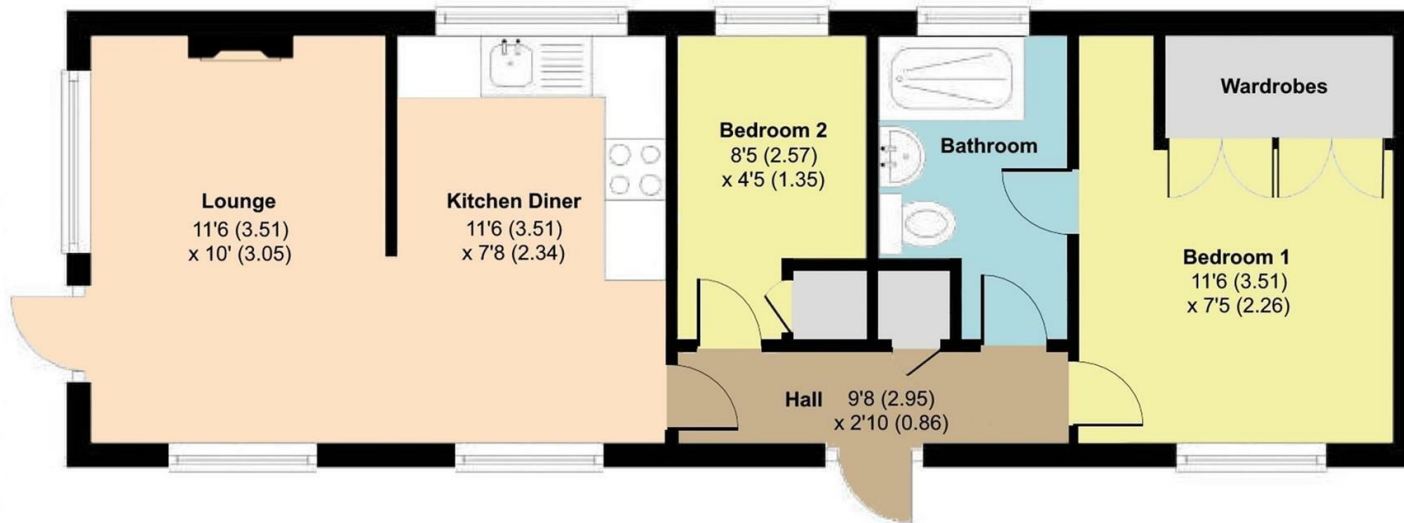
Outside there is block paved parking with generous length and the block paving continues to the side of the property where there is the exterior door to the dual aspect lounge. There is also lawn garden to the south facing front, private hedging to side and rear.

This 36' x 12' property also benefits from UPVC double glazing including exterior doors and gas central heating and furniture, light fittings and curtain rails are included and site fees of only £110 pcm (due for small revision this April).

The property is very conveniently located only 325m walking distance from shops and there is a bus stop just down from the site, all in the popular large village of Coningsby whose amenities include supermarket, post office, butchers, hairdressers, doctors, public house restaurants and the Battle of Britain Memorial Flight Visitor Centre. Coningsby is separated by the River Bain for fishing from historic Tattershall with its castle, schools, library, country park, water sports centre and go-kart track and the property is only about 4.7 miles from tree lined Woodhall, home of the National Golf Centre.



Dogdyke Road, The Meadows, Coningsby



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		
(81-91) B		
(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.

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.

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.

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