



Blenheim Road, Lincoln

- Well-presented THREE bedrooms and TWO receptions (including 285 sq ft lounge diner) DETACHED house
- SOUTH FACING, SECLUDED, fully enclosed rear GARDEN, block paved patio, shed
- MODERN BATHROOM with separate SHOWER over bath, downstairs former W.C.
- UPVC hexagonal shaped double glazed CONSERVATORY with light and power
- UPVC double glazed including French and external doors
- Detached GARAGE (with light, power and NEW 2022 remote controlled door) and EXTENSIVE block paved PARKING
- MODERN fitted kitchen including OAK blockwood worktops and ceramic sink
- LOUNGE with feature fireplace, open plan to DINING room (285 sq ft together)
- Gas CENTRAL HEATING with NEW 2022 Worcester boiler that is serviced annually and HIVE remote controlled
- DESIRABLE block paved cul-de-sac in WELL SERVICED village

Price £240,000

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Blenheim Road, Lincoln

DESCRIPTION

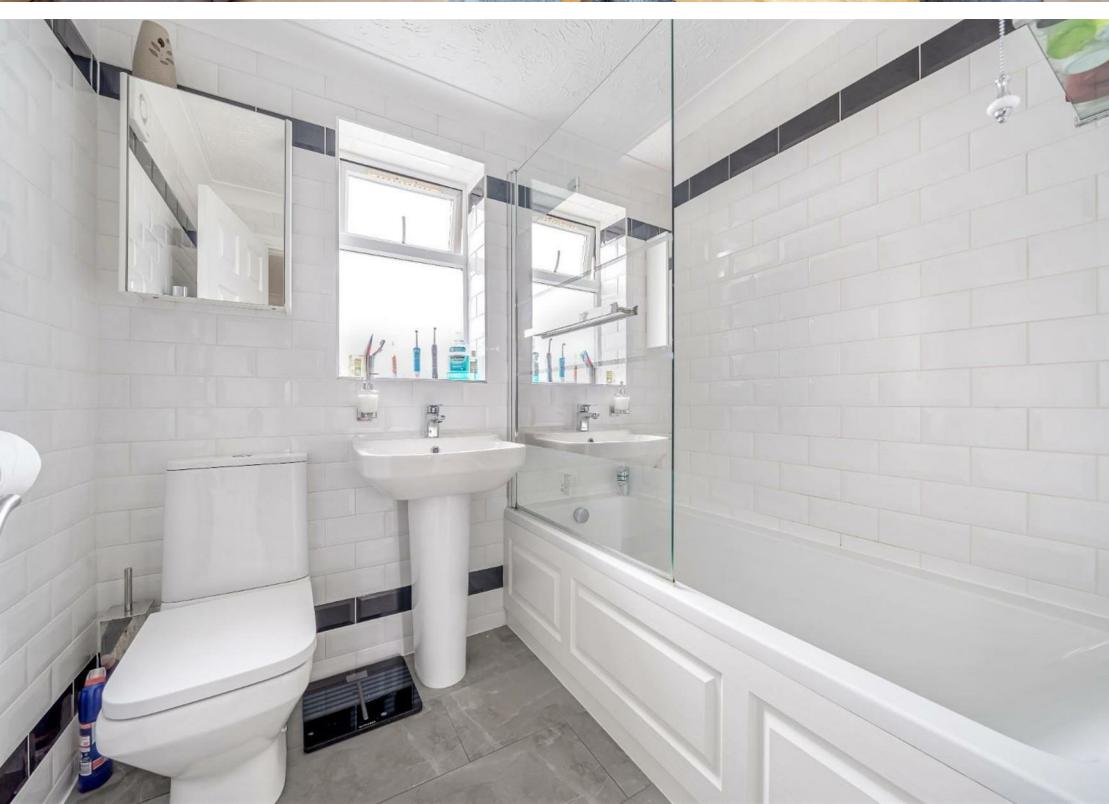
This is a well presented and maintained three bedroom, two reception (including 285 sq ft lounge diner), detached house with modern kitchen and bathroom, detached garage (with remote controlled door, light and power), extensive block paved parking, and south facing, secluded and fully enclosed rear garden with patio and shed, all in a desirable cul-de-sac within the well serviced village of Coningsby.

It also benefits from UPVC double glazing including external and French doors, mains gas central heating with new 2022 Worcester boiler that is serviced annually and Hive remote controlled central heating, external water supply and modern outdoor lighting, low maintenance corbelled brickwork in lieu of soffits and fascias, and is offered freehold.

The property consists of entrance, lounge and open plan dining room having new 2022 French doors off to the hexagonal shaped UPVC double glazed conservatory (that has a ceiling fan light and power), modern fitted kitchen including oak worktops, former downstairs W.C. that is currently used for storage, having radiator and there is still plumbing for toilet and hand basin if required, landing with built in cupboard, modern bathroom with separate shower over the bath, master bedroom, second double bedroom and third bedroom with built in wardrobe.

Outside there is extensive block paved parking including to the detached garage (with light, power and new 2022 remote controlled door), as well as double width parking to the front of the property. The side of the property passes the kitchen external door, onto secure access to the south facing and secluded rear garden, which is laid to lawn having a block paved patio including to the conservatory French doors and a shed. The rear is fully enclosed by wooden fencing and some brick walling.

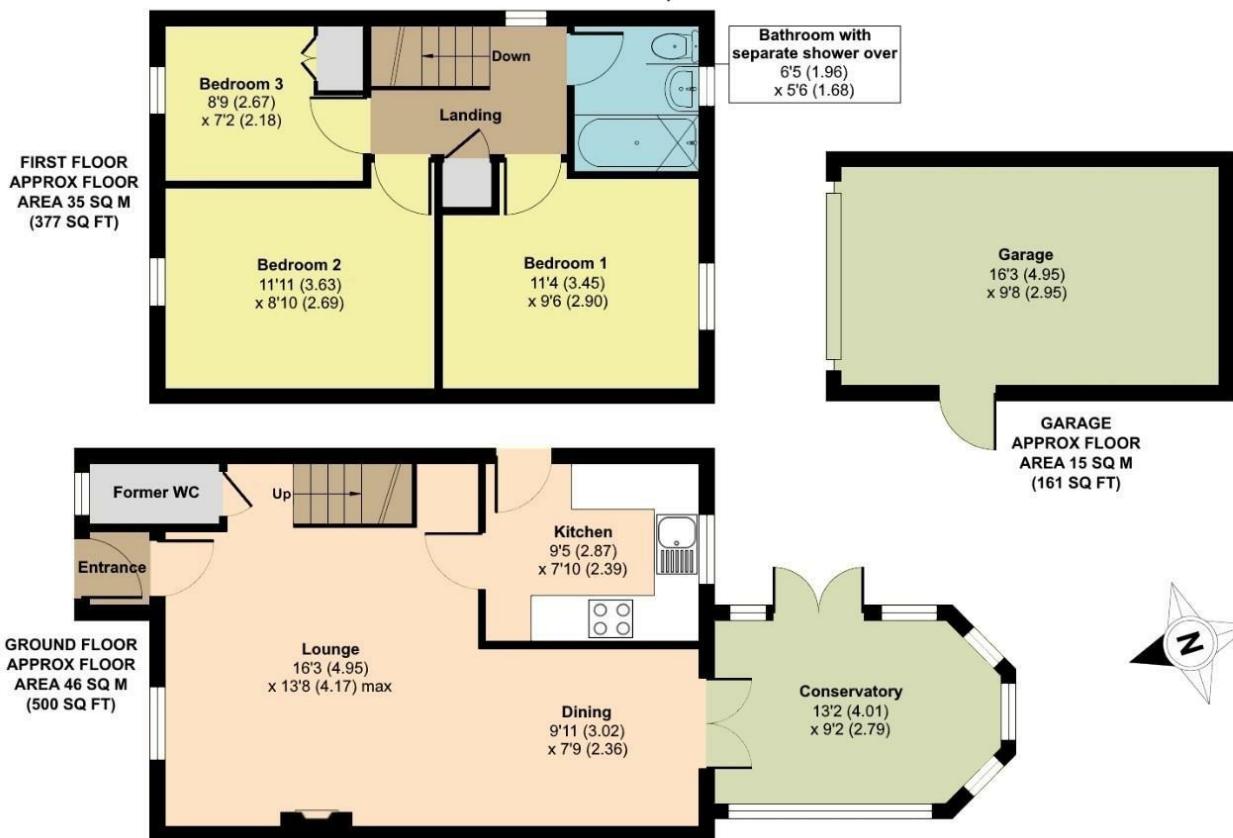




Blenheim Road, Coningsby, Lincoln, LN4

Approximate Area = 1038 sq ft / 96 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicherom 2023.
Produced for Hunters Property Group. REF: 934572

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		
(81-91)	B	83	
(69-80)	C	69	
(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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