



86 High Street
Coningsby, Lincoln, Lincolnshire, LN4 4RF

Guide Price
£170,000

3 Bedroom Detached Bungalow

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Individual detached bungalow
- Convenient for village centre & amenities
- Deceptively spacious accommodation 1,286sqft
- Gas central heating, UPVC double glazing
- Small, low maintenance garden
- Large garage & drive, ideal retirement property
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 86 High Street, Coningsby, Lincoln, Lincolnshire, LN4 4RF](#)



Overview

Modern Method Of Auction - T & C's Apply

A deceptively spacious, individual, detached bungalow enjoying an established non estate position convenient for the village centre and amenities. It offers well maintained accommodation extending to some 1,286sqft that benefits from gas fired central heating and uPVC double glazing and is a versatile configuration.

It comprises Entrance Hallway, large Lounge/Dining Room, large Kitchen/Breakfast Room, Three Double Bedrooms, a Wet Room and Shower Room.

The external space with the property is low maintenance with a court yard style garden to the rear whilst an initial shared driveway leads on to a further drive and a large garage.

AGENT'S NOTE Maintenance costs for the shared driveway to be confirmed.





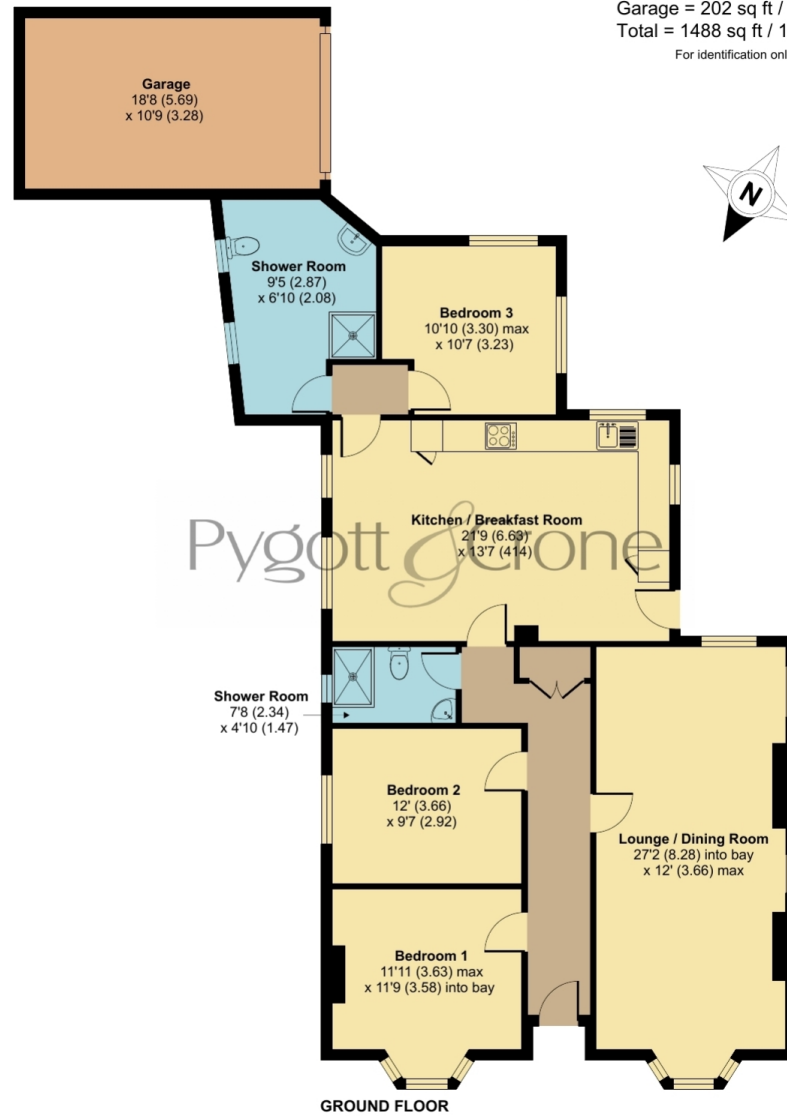
High Street, Coningsby, Lincoln, LN4

Approximate Area = 1286 sq ft / 119.4 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1488 sq ft / 138.1 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Pygott & Crone. REF: 1210332



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Sleaford branch

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