



STICKNEY CHASE

- THE CONINGSBY
- THREE BEDROOMS
- EN-SUITE
- UTILITY ROOM
- DETACHED GARAGE
- CMLC WARRANTY
- EST COMPLETION Q3

Plot 5, The Coningsby, Main Road, PE22

£279,000

Our distinguished new development of three and four bed detached homes at Stickney Chase is designed to deliver in both character and quality. Built with modern materials for that all important energy efficiency.

The Coningsby is an exceptional contemporary three-bedroom detached property. The hallway comprises of a staircase to the first floor with doors off to the living room and open plan kitchen dining area with patio doors opening onto a fully enclosed garden.

We offer ample choice of kitchen styles with integrated appliances included as standard. The property also benefits from a separate utility room for added storage. The principle bedroom, with ensuite, two further bedrooms and family bathroom are all accessed from the first floor landing. All our homes have underfloor heating to the ground floor via an air source heating system, zoned thermostatic controls, and radiators to the first floor. Estimated completion Q3.

Built to exacting modern standards by Lindensium Homes within a collection of desirable new homes.

Hallway 6'6" x 7'3" (2.00 x 2.22)

Entrance hall. Stairs to first floor.

Cloakroom 6'0" x 3'5" (1.85 x 1.05)

Toilet and wash hand basin.

Living Room 10'5" x 18'8" (3.19 x 5.69)

With Upvc window to front and rear aspect.

Kitchen Diner 18'8" x 9'5" (5.69 x 2.88)

With Upvc window to front and side aspect. Upvc patio doors opening to the rear garden. A selection of base and wall units with sink drainer unit inset work top. Integrated oven and hob with extractor over. Open plan family area. Door off to utility room.

Utility Room 6'6" x 5'3" (2.00 x 1.61)

Upvc window to rear aspect. Door to understairs storage cupboard. Worktop with inset sink and drainer unit.

Landing

Galleried landing with access to the loft space. Upvc window to front elevation. Doors off to;

Bedroom One 14'2" x 10'5" (4.34 x 3.19)

With Upvc window to rear elevation. Door to en-suite.

En-Suite 4'4" x 9'0" (1.34 x 2.76)

Frosted Upvc window to front elevation. Wash hand basin. Toilet and shower cubicle. Extractor unit.

Bedroom Two 9'1" x 9'8" (2.79 x 2.95)

Upvc window to front elevation.

Bedroom Three 9'8" x 9'2" reducing to 7'3" (2.95m x 2.79m reducing to 2.21m)

Upvc window to front elevation.

Bathroom 7'9" x 5'8" (2.37 x 1.74)

Frosted Upvc window to front elevation. Wash hand basin and toilet inset vanity unit. Panelled bath and shower cubicle. Extractor fan.

Single Garage

Single garage with up and over door. Power and lighting.

Property Information

Please note: The images are Computer Generated Images (CGI's) and for illustration purposes only. The colour of the brickwork and roofs are subject to change and will be advised at reservation stage. The location of garage in relation to the property are for illustration purposes only.

Please note: All open market plots are freehold with a management charge TBC per annum for the maintenance to the green open spaces.

Property Postcode

For location purposes the postcode of this property is: PE22 8AG

Stickney Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Please note: Lindensium will require a 10% deposit on exchange of contracts

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

Please note: The plot dimensions, boundaries, footpaths, patios and driveways may differ from those on the site plan shown and are for illustration purposes only

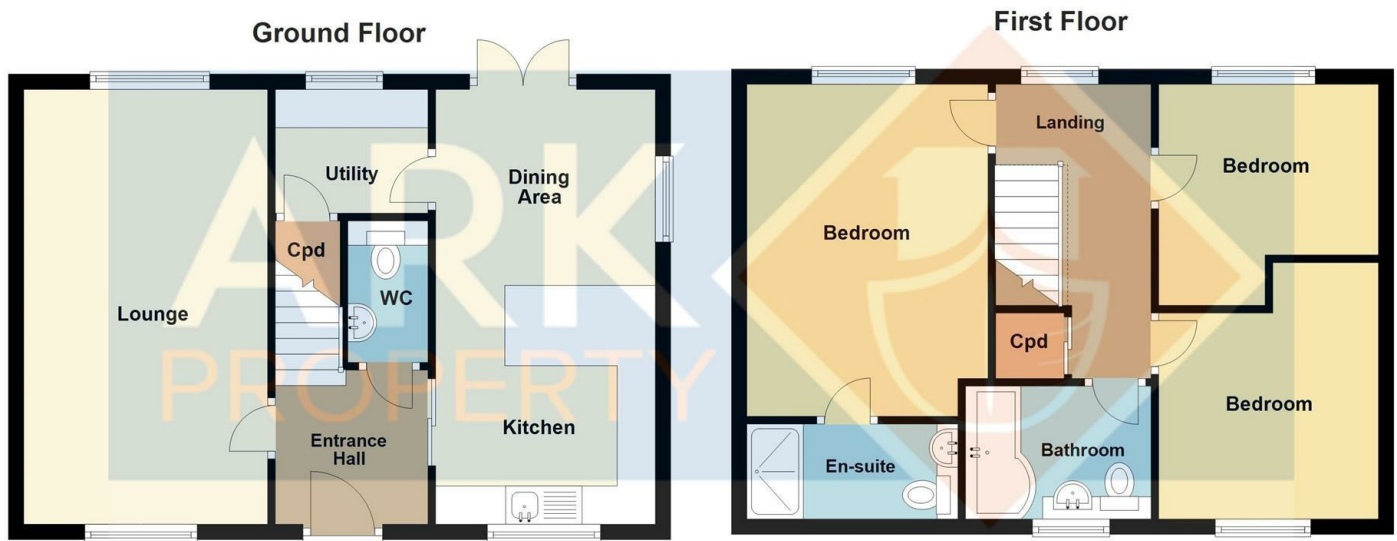
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Floor Plan



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Plan produced using PlanUp.

Site Plan



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