



**King & Co.**  
ESTATE AGENTS

1A USHER AVENUE, LINCOLN, LN6 7RR  
£180,000







This spacious home is entered via UPVC door opening to;

**ENTRANCE LOBBY**

Providing space for coats and boots, stairs rising to first floor, radiator, coving and sliding door through to;

**LOUNGE**

14' 10" x 9' 7" (4.53m x 2.93 narrowing to 3.31m) Being spacious, it offers window to front elevation looking out to Usher Avenue, under stairs storage cupboard, radiator, coving, telephone point, fitted carpet and opening through to;

**DINING AREA**

7' 6" x 7' 10" (2.31m x 2.39m) With window to rear elevation, radiator, coving, vinyl flooring and sliding door to;

**KITCHEN**

9' 8" x 7' 10" (2.95m x 2.39m) Enjoying a range of fitted units including;

Sink and drainer unit inset to work surface with cupboard and space below for dishwasher while the work surface continues along the neighbouring wall having 4-ring stainless steel gas hob inset with extractor hood above,



oven below and space adjacent for washing machine.

Opposite is a further work surface having units both above and below and space for freezer.

Also with; window to rear elevation looking out to the rear garden, radiator, fitted storage cupboard housing gas fired Worcester boiler, UPVC stable door to side elevation and vinyl flooring.

### **FIRST FLOOR LANDING**

Having pulldown loft ladder, fitted airing cupboard, housing hot water cylinder, window to side elevation, coving and fitted carpet.



### **BEDROOM 1**

12' 11" x 9' 0" (3.95m x 2.76 including wardrobes m) Having window to front elevation, fitted sliding door wardrobe with bridging unit over to one wall, coving, radiator, and fitted carpet.

### **BEDROOM 2**

9' 1" x 11' 10" (2.78m x 3.63m) Enjoying window to rear elevation, fitted sliding door wardrobe to majority of one wall, radiator, coving, and fitted carpet.



### **BEDROOM 3**

9' 5" x 6' 6" (2.88m x 2.00m) Window to front elevation, coving, over stairs plinth, radiator and fitted carpet.

### **SHOWER ROOM**

Enjoying three piece white suite including; oversized shower enclosure with wall hung electric "Mira" shower unit, close coupled wc, pedestal wash hand basin, appropriate wall tiling, radiator and cork tile flooring.

### **OUTSIDE**

Situated just off the junction of Skellingthorpe Road. This spacious semidetached property is approached over a concrete driveway providing offstreet parking whilst having a laid to grass front garden adjacent.



A timber five bar gate allows the driveway to continue down one side of the property which opens out to the rear garden creating yet further storage for those with either a caravan or motorhome.

The rear garden has been landscaped with a low maintenance theme in mind being paved With raised borders and feature garden pond.





**DETACHED GARAGE/ WORKSHOP**

12' 2" x 23' 10" (3.71m x 7.28m) Being of prefabricated construction, and with an up and over door, potential for those looking for storage or working space due to its size. With concrete base, window to side elevation, power and lighting.

A range of timber outbuildings are also included in the sale, notably an Avery and storeroom.

**SERVICES**

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

**TENURE**

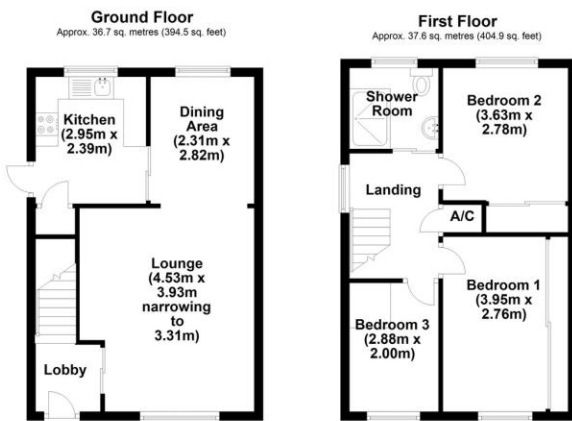
We understand that the property is freehold. Vacant possession will be given upon completion.

**VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255

**ANTI MONEY LAUNDERING**

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



Total area: approx. 74.3 sq. metres (799.4 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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