



King & Co.

1 GOXHILL GROVE, LINCOLN, LN6 3PH
£264,950





INFORMATION

- Gas Central Heating
- Council Tax Band - C
- EPC Rating - D60
- Mains, water, electric and drainage
- Off street parking on driveway

Located on the edge of Doddington Park, this three bed roomed bungalow has been totally remodelled and extended by the present owner to provide spacious and well planned accommodation. The property has a larger than average garden as it is located on a generous corner plot.



ENTRANCE HALL

With cupboard housing Ideal combi boiler, storage area, laminate floor and radiator.

LOUNGE

11' 9" x 11' 11" (3.60m x 3.64m) With laminate flooring and radiator

BATHROOM

Having panelled bath with shower over, pedestal wash hand basin, low suite WC, extractor fan and fully tiled to two walls.



DINING KITCHEN

16' 9" x 9' 1" (5.11m x 2.77m) Having a good range of fitted base and wall units, larder cupboard, large range cooker, plumbing for an automatic washing machine, Vinolay flooring, white ceramic 1.5 sink unit with mixer taps, inset lighting, integral dishwasher, vertical radiator

The dining kitchen also benefits from a sky pod, which really brightens up the area along with the patio doors leading to the rear garden.

BEDROOM 1

11' 5" x 11' 10" (3.48m x 3.61m) With bay window to front elevation, fitted carpet and radiator

BEDROOM 2

10' 1" x 10' 0" (3.09m x 3.06m) With laminate flooring and radiator

BEDROOM 3 (OFFICE)

7' 9" x 6' 10" (2.36m x 2.08m) Currently being used as an office, with fitted carpet.

OUTSIDE

The rear garden comprises of paved area leading from patio doors in dining kitchen to garage, lawned area, garden shed and decking.

The front garden is mostly laid to lawn

GARAGE

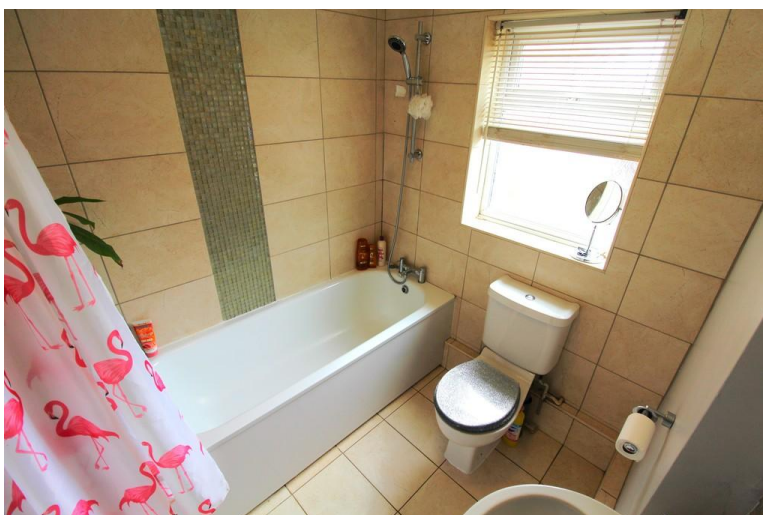
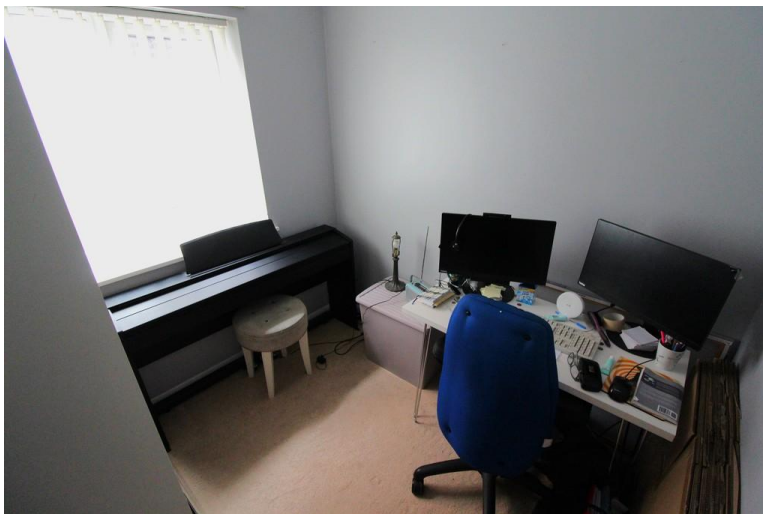
16' 8" x 7' 8" (5.08m x 2.34m) With up & over garage door, lights and power connected through it's own fuse box. The garage has been converted and is suitable for a variety of use cases.

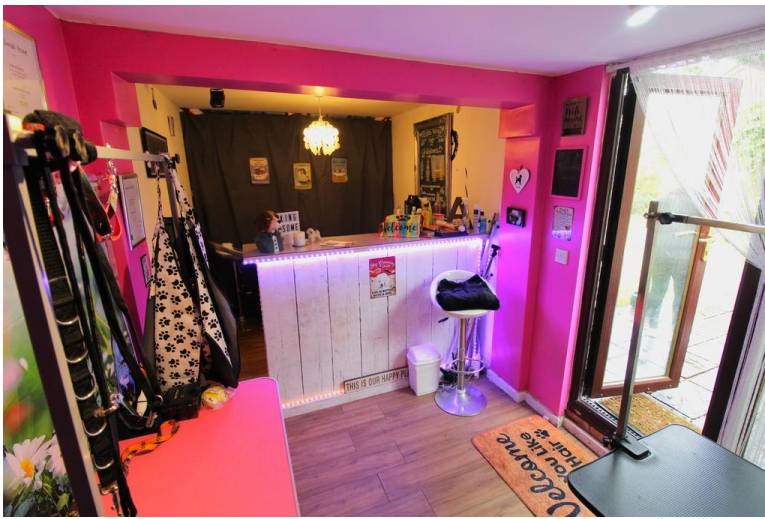
ANTI MONEY LAUNDERING

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.

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

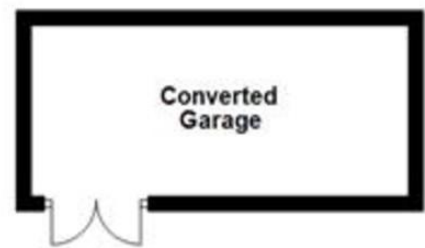
Strictly by prior appointment through the Agents office on 01522 525255

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		60
(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



Ground Floor

Approx. 83.3 sq. metres (896.2 sq. feet)



Total area: approx. 83.3 sq. metres (896.2 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.