



King & Co.

35 VANWALL DRIVE, WADDINGTON, LN5 9LT  
£194,950





### **INFORMATION**

Construction type - Cavity  
 Gas central heating  
 Garage and driveway  
 Freehold  
 Council Tax band B  
 EPC C69

We understand that the property has been underpinned due to some previous structural movement. We hold copies of the paperwork in the office.

### **ENTRANCE HALL**

Having understairs cupboard with shelving and fuse box, also with fitted carpet and radiator.

### **LOUNGE/DINER**

20' 3" x 9' 4" (6.19m x 2.87m) narrowing to 7'9" (2.37m) in the dining area Having feature fireplace with inset coal effect electric fire, fitted carpet, radiator and patio doors to;

### **CONSERVATORY**

10' 7" x 7' 1" (3.25m x 2.17m) Being part brick with tiled floor, blinds to ceiling, ceiling fan, radiator, wall lights and vertical blinds to windows.



### **KITCHEN**

9' 3" x 8' 1" (2.84m x 2.47m) The fully fitted kitchen has a good range of base and wall units incorporating a 3 drawer unit, cream sink and drainer unit with mixer taps, inset oven and four ring gas hob with extractor fan above. Also having plumbing for an automatic washing machine, tiled flooring, radiator and rear door to garden.

Stairs leading from entrance hall to;

### **FIRST FLOOR LANDING**

With access to fully boarded loft space via loft ladder (which is insulated) with fitted carpet and radiator.

### **SHOWER ROOM**

5' 5" x 5' 4" (1.67m x 1.65m) Having corner shower unit with electric shower, vanity basin with cupboards below, vinolay flooring and radiator.

### **SEPARATE WC**

With low slung WC and vinolay flooring

### **BEDROOM 1**

10' 7" x 16' 3" (3.23m x 4.96m) max With windows to front elevation, built in cupboard, radiator and fitted carpet

### **BEDROOM 2**

9' 7" x 7' 9" (2.93m x 2.38m) With window to rear elevation, fitted carpet and radiator

### **OUTSIDE**

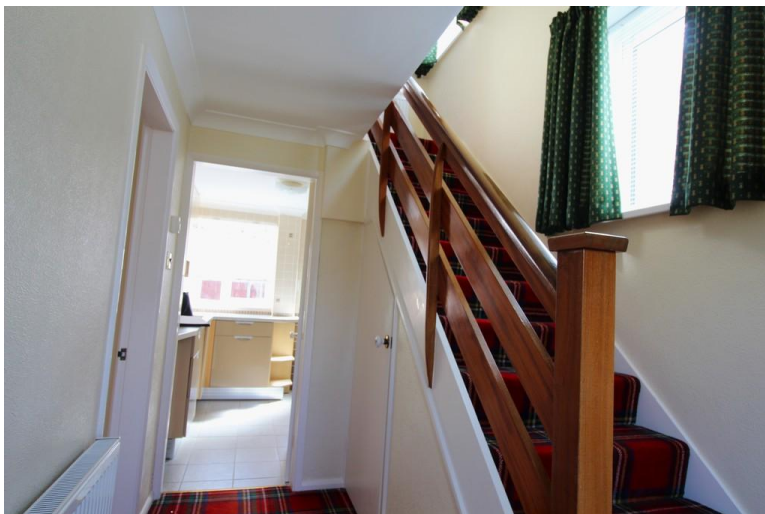
To the front of the property is a low maintenance garden with mature shrubs, with block paved driveway. Metal pedestrian gate leading to rear garden, being enclosed and mostly laid to lawn with block paving between, outside tap and two garden sheds.

### **GARAGE**

With up & over remote door, personal door into rear garden and outside lights.

### **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

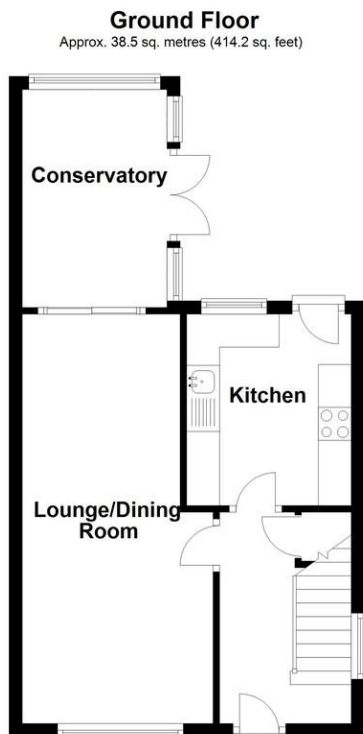
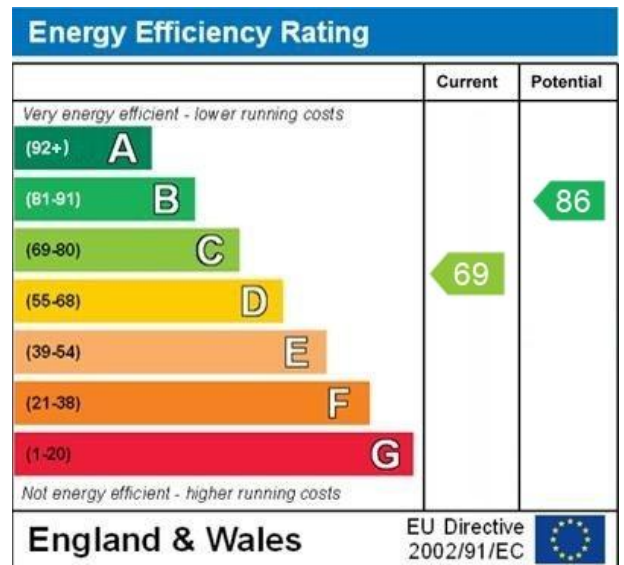
Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

### 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



Total area: approx. 69.5 sq. metres (747.9 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.