



King & Co.

17 DURHAM CLOSE, LINCOLN, LN4 2TN
ASKING PRICE OF £235,000





INFORMATION

Council tax band - B

EPC rating - C73

Construction - Cavity Wall

Tenure - Freehold

Parking - Drive way & Garage

ENTRANCE HALL

with tiled floor, radiator and central heating thermostat

CLOAKROOM

also having a tiled floor, wall mounted wash hand basin, low suite w.c., radiator

LOUNGE

13' 9" x 13' 5" (4.2m x 4.1m) having a feature fireplace, fitted carpet, 2 radiators, understairs storage cupboard. Opening to

DINING ROOM

8' 10" x 8' 6" (2.7m x 2.6m) with a laminate floor,, radiator, patio doors leading to the rear garden

KITCHEN

8' 10" x 8' 6" (2.7m x 2.6m) being partially tiled and having a good range of fitted base and wall units including plumbing for dishwasher, single drainer sink unit with gooseneck taps. Vaillant central heating boiler. 4 ring gas cooker, extraction unit over



STAIRS AND LANDING

The stairs rise from the entrance hallway to first floor landing with fitted carpet, airing cupboard with lagged tank and shelving

BEDROOM

10' 9" x 10' 2" (3.3m x 3.1m) With a range of built in wardrobes and top boxes, fitted carpet radiator

ENSUITE

with shower cubicle, wall mounted wash hand basin, ladder radiator, low suite w.c., vinolay



BEDROOM

10' 2" x 8' 10" (3.1m x 2.7m) to the front elevation with fitted carpet, radiator

BEDROOM

7' 8" x 6' 9" (2.36m x 2.08m) fitted carpet and radiator

BATHROOM

partially tiled and having a panelled bath, pedestal wash hand basin, low suite w.c., vinolay to floor.

OUTSIDE

The property is approached by a shared tarmac driveway leading to



GARAGE

17' 0" x 8' 2" (5.2m x 2.5m) having light and power connected, up and over door, personal door and plumbing for automatic washing machine

FRONT GARDEN

There is a small front garden which is low maintenance

REAR GARDEN

fully enclosed and laid to lawn with established and mature shrubs, decked area, small patio, garden shed.




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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(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	

VIEWINGS

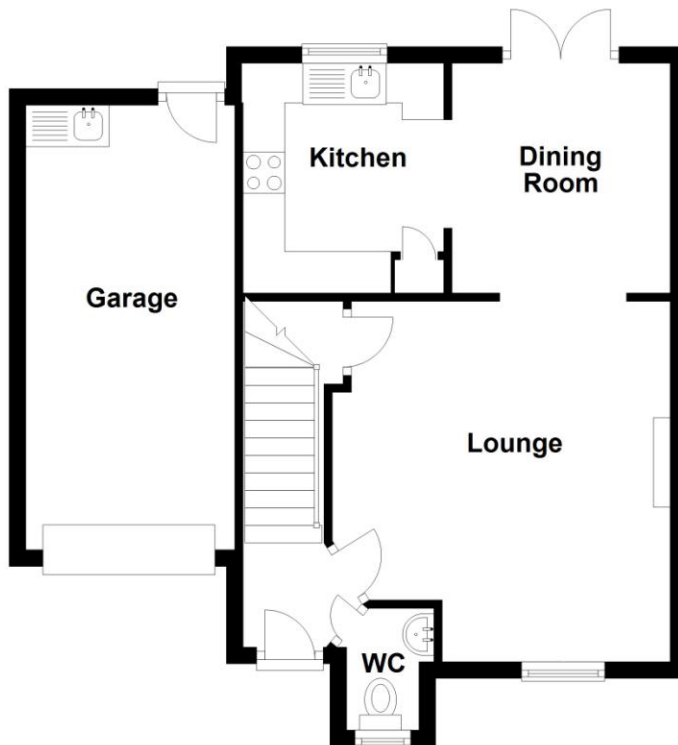
Strictly by prior appointment through the Agents office on 01522 525255

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.

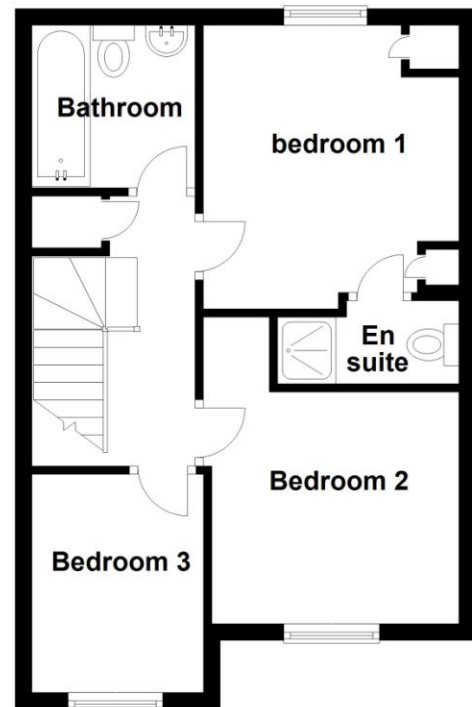
Ground Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 89.7 sq. metres (965.7 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.

