



King & Co.

244 WEST PARADE, LINCOLN, LN1 1LY  
£395,000





#### **INFORMATION**

Council Tax Band - C

EPC rating - E53

Construction – Solid Brick

Tenure - Freehold

Heating - Primary Gas Central Heating, Secondary electric panel heaters

This substantial character home is entered via glazed panelled timber door opening to

#### **ENTRANCE PORCH**

Having ceiling cornice, dado rail, deep skirting boards, tiled flooring and glazed panelled door leading through to

#### **ENTRANCE HALL**

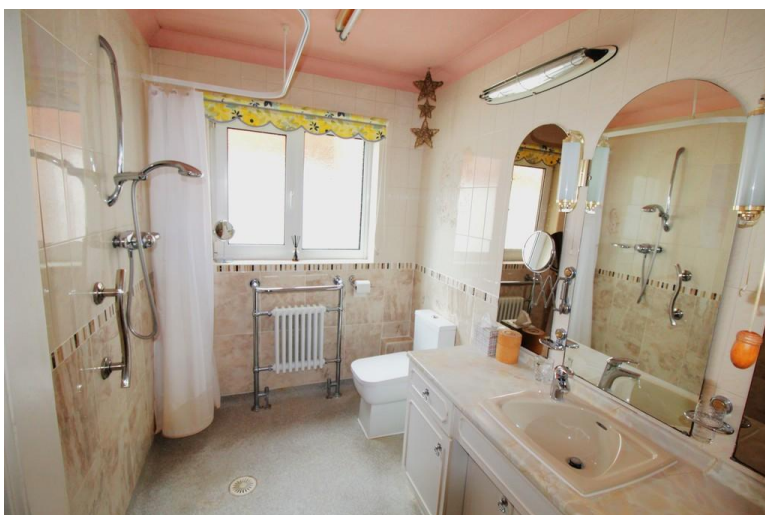
Being spacious, it offers stairs rising to first floor with balustrade and acorn finial, ceiling cornice, deep skirting boards, under stairs storage cupboard, radiator and carpet.

#### **SITTING ROOM**

13' 3" x 13' 0" (4.06m x 3.98m) Offering bay window to front elevation looking out to West Parade, ceiling cornice, ceiling rose, picture rail, deep skirting boards, two wall light points, radiator and fitted carpet.

#### **DINING ROOM**

13' 5" x 12' 9" (4.09m x 3.89m) With window to rear elevation, chimney breast to part of one wall, radiator, ceiling cornice, picture rail, deep skirting boards and carpet.



**UTILITY AREA**

8' 4" x 4' 3" (2.56m x 1.31m) Fitted storage cupboards to one wall, work surface to part of one wall with plumbing below for automatic washing machine, coving and tiled flooring.

**WC**

Close couple WC, corner wall mounted wash hand basin, window to side elevation, coving and being tiled to all walls.

**BREAKFAST KITCHEN**

11' 11" x 11' 9" (3.64m x 3.59m) Enjoying a comprehensive range of fitted units dressed with marble work surfaces. Sink and drainer unit inset to work surface with units above and below with for dishwasher while the work surface continues along the adjoining wall with 4 - ring electric Neff hob inset ladder style unit abutting housing stainless steel Neff steel oven and grill.

Opposite is a further work surface with a range of units both above and below work surface level.

Also with: space for breakfast table and chairs, coving, windows to side and rear elevations, door to side elevation, radiator, appropriate wall tiling and tiled flooring.

**FIRST FLOOR LANDING**

Having stairs rising to second floor, under stairs storage cupboard, coving, radiator and carpet.

**BEDROOM 1**

13' 5" x 13' 4" (4.09m x 4.07m) Having window to front elevation, coving, chimney breast to part of one wall, deep skirting boards and carpet.

**BEDROOM 2**

13' 5" x 12' 9" (4.10m x 3.89m) With window to rear elevation, coving, chimney breast to part of one wall, sink inset to work surface with double cupboard below to one corner, coving and carpet.

**BEDROOM 3**

11' 10" x 10' 2" (3.63m x 3.12m) Having window overlooking the rear garden and garage, wall hung gas fired Worcester central heating boiler, radiator, fitted work surface to part of one wall with units both above and below.

**WET ROOM**

With close couple WC, wash hand basin inset to vanity unit with cupboards and drawers below, wall mounted chrome mixer shower unit with curtain rail diving the shower area; also with, window to side elevation, coving, heated towel rail and being tiled to all walls.

**STUDY**

7' 10" x 5' 10" (2.41m x 1.80m) Window to front elevation, radiator and carpet.



## SECOND FLOOR LANDING

Having sloping ceilings with skylight and carpet.

## BEDROOM 4

13' 4" x 12' 10" (4.08m x 3.93m) With dormer window to front elevation, part sloping ceilings, access to loft space, wall hung electric panel heater and carpet.

## BEDROOM 5

9' 4" x 6' 0" (2.86m x 1.84m) Protruding out to the front elevation giving commanding views out over West Parade and Lincoln City; coving and carpet.

## STORAGE

Walk in storage area access from the second floor landing with lighting.

## GARAGE

17' 5" x 8' 1" (5.31m x 2.48m) With double outward opening timber doors, timber door to side elevation, window to side elevation, concrete floor and lighting.

## STORAGE

8' 2" x 6' 10" (2.49m x 2.10m) Brick built, double outward opening timber doors, concrete base, power and lighting.

The rear garden has been paved to offer a low maintenance theme with raised borders and lower level patio standing adjacent to the rear of the property providing an al fresco dining space.

## 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

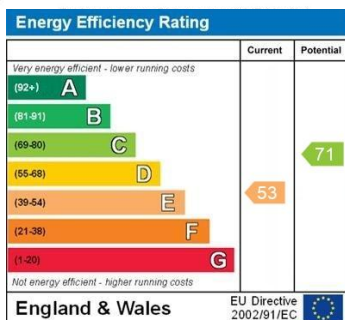
Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

## 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



First photo taken from Google Street View

