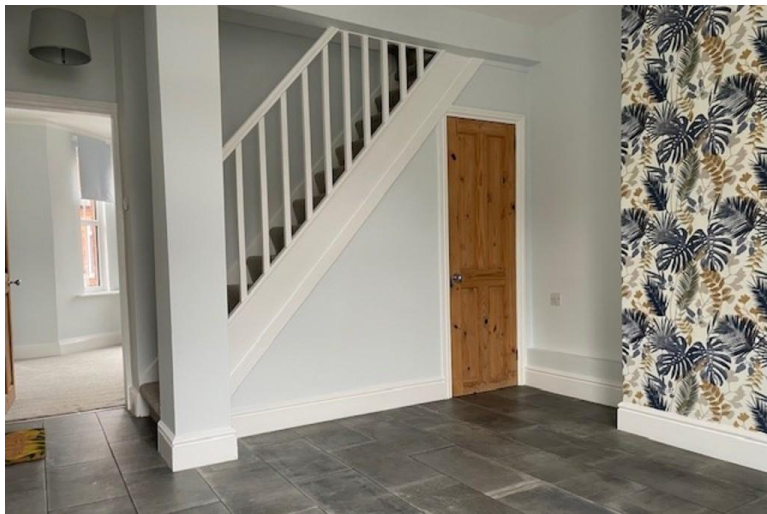




King&Co.

31 CLARINA STREET, LINCOLN, LN2 5LZ
GUIDE PRICE £170,000



Set close to Lincoln City Centre is this immaculately presented 3-bedroom home, offering both style and space, making it ideal for families and investors alike. The property boasts an excellent layout and lovely courtyard garden. perfect for outdoor entertaining and with far reaching views.

Viewing is essential to appreciate the accommodation on offer.



- ~ Council Tax Band: A
- ~ Construction: Solid
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric, drainage and water
- ~ Broadband: Ultrafast full fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating E50

SUMMARY The home features a bright and airy living area, a well-appointed kitchen and Dining room, and three bedrooms, complemented by a modern family bathroom. On street parking add to the practical appeal, while the peaceful yet well-connected location ensures easy access to Lincoln City centre and all the amenities, schools, and transport links it has to offer.



INFORMATION Located within walking distance to all the amenities and facilities Lincoln has to offer, including The Historic Bailgate area.

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.





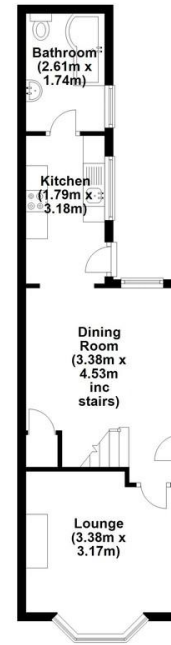
33 Silver Street, Lincoln,
Lincolnshire, LN2 1EW

www.kingandcolincoln.co.uk
property@kingandcolincoln.co.uk
01522 525 255

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

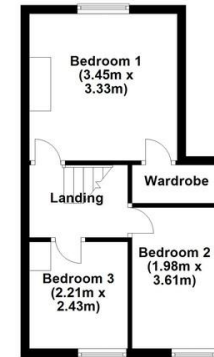
Ground Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



Total area: approx. 69.5 sq. metres (748.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM