







# INFORMATION

Construction - cavity wall
Heating - gas central
Off street parking
Council taxband E
EPC rating C
Mobile - Mobile coverage available
Broadband - https://checker.ofcomorg.uk/



# **DES CRIPTION**

This spacious and well maintained 4/5 bedroom detached home is situated within the desirable village of Saxilby and boasts modern accommodation throughout, generous bedrooms including master en-suite, an attached double garage with electric door and a wonderful garden.









#### **VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255

### **SERVICES**

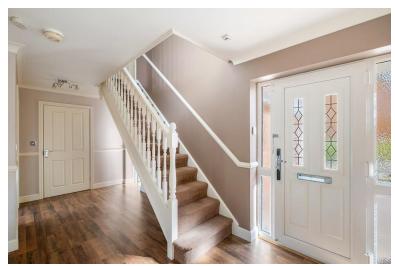
Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

### **TENURE**

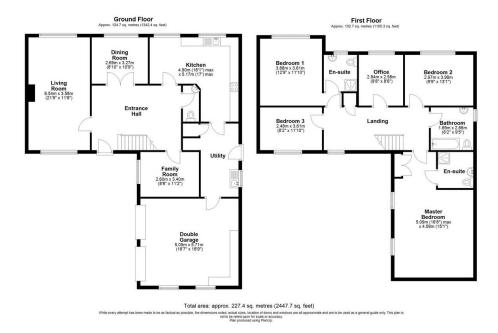
We understand that the property is freehold. Vacant possession will be given upon completion.

### 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.









	Curre	nt Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) B		
(69-80)	70	78
(55-68)		
(39-54)		
(21-38)		
(1-20)	G	
Not energy efficient - higher running costs		