



the agent

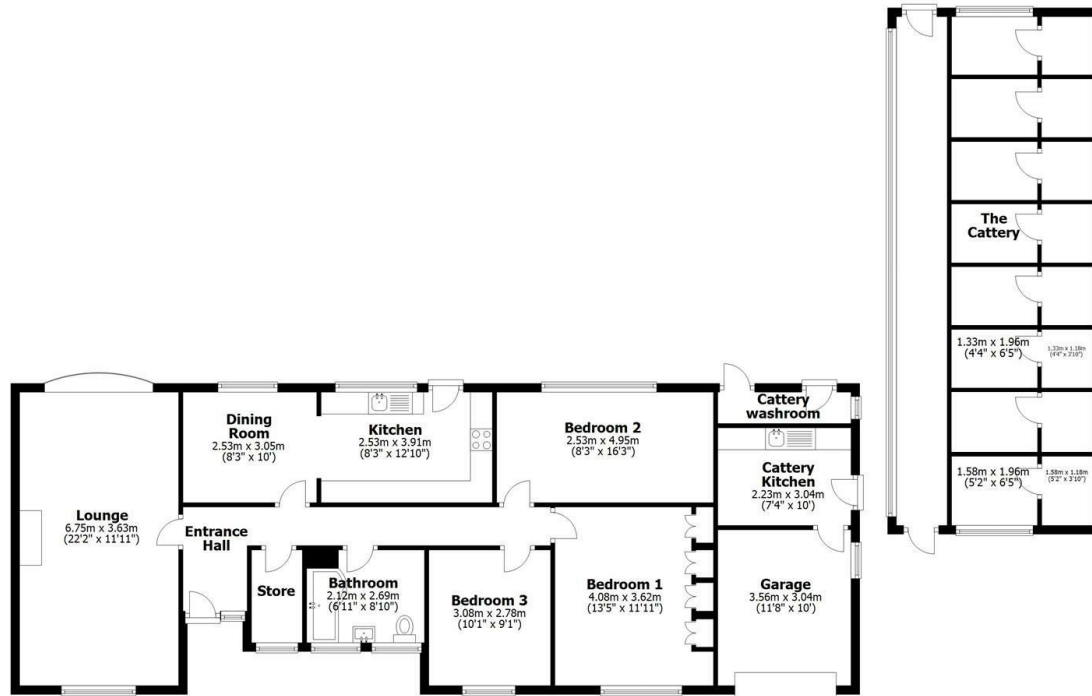


19 Mellows Close, Reepham, Lincoln, LN3 4DT

Asking Price £375,000

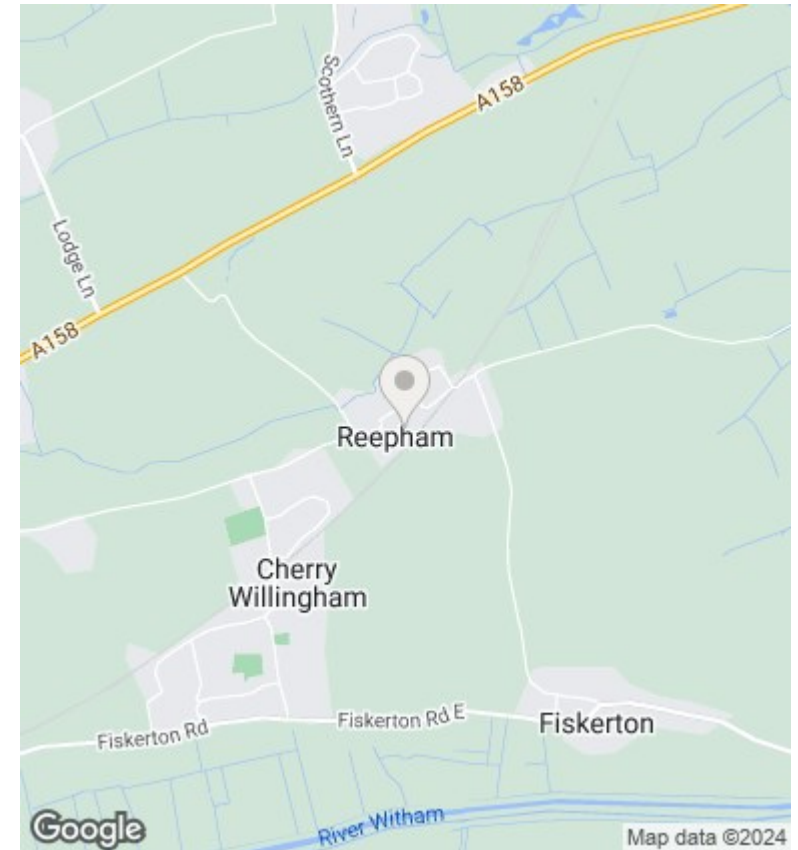
- Three Bedroom Detached Bungalow
- Two Reception Rooms
- Potential additional income from existing Licenced Luxury Cattery Business
- EPC Rating D - Council Tax Band D
- Central Village Location
- Bathroom
- Large Garden
- Large Plot
- Garage with driveway parking
- Close to schools and local amenities

Ground Floor
Approx. 172.3 sq. metres (1854.9 sq. feet)



Total area: approx. 172.3 sq. metres (1854.9 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using PlanItUp.



Directions

Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

Council Tax Band

B

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	