



13 Leggott Way Stallingborough, N E Lincs DN41 8BB

***EXTENDED LEASE ***Situating within the village of Stallingborough having local amenities including shops, schools, train station and public house within easy access of the A180 providing links to the motorway network and Humber Bank is TWO BEDROOM GROUND FLOOR FLAT. The accommodation comprises :- entrance porch, lounge, kitchen, two bedrooms and bathroom. Recently redecorated with newly laid carpets Good sized rear garden and GARAGE situated within a block. Double glazing and gas central heating system. Offered with NO FORWARD CHAIN viewing is recommended.

£80,000

- GROUND FLOOR FLAT
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM
- REAR GARDEN
- GARAGE IN A BLOCK
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE HALL

Approached via a double glazed entrance door into the porch with double glazed window to the side. An additional door leading into the Lounge.

LOUNGE

15'4" x 11'4" (4.69m x 3.47m)

Double glazed window to the front, radiator. Electric fire inset into a fire surround in a cream finish. Radiator. Open plan through to the inner hall.



LOUNGE

Additional photo



LOUNGE

Additional photo



KITCHEN

8'8" x 6'8" (2.66m x 2.04m)

Fitted with wall and base units in a beech finish with contrasting work surface, stainless steel sink unit with hot and cold taps. Tiled splash backs. Electric hob and oven, plumbing for a washing machine. Tiled flooring. Double glazed window to the rear, double glazed door giving access to the rear garden.



KITCHEN

Additional photo



KITCHEN

Additional photo



INNER HALL

Useful storage cupboard.



BEDROOM 1

12'4" x 9'6" (3.77m x 2.92m)

Double glazed window to the front, radiator.



BEDROOM 1

Additional photo



BEDROOM 2

9'8" x 9'6" (2.96m x 2.92m)

Double glazed window to the rear, radiator. Built in cupboard housing the gas central heating boiler.



BEDROOM 2

Additional photo



BATHROOM

Fitted with a white suite comprising of bath, wash hand basin and low flush w/c. Tiled splash backs. Double glazed window to the rear. Radiator.



OUTSIDE



REAR GARDEN

The property has full use of the rear garden being a good size. Laid to lawn with paved patio areas. Boundaries are fenced with rear access gate.



VIEW TO THE FRONT



GARAGE IN A BLOCK

A single garage situated within a block



TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold with a 110 year lease from 01/06/2023 with a ground rent of £15 per annum. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band A

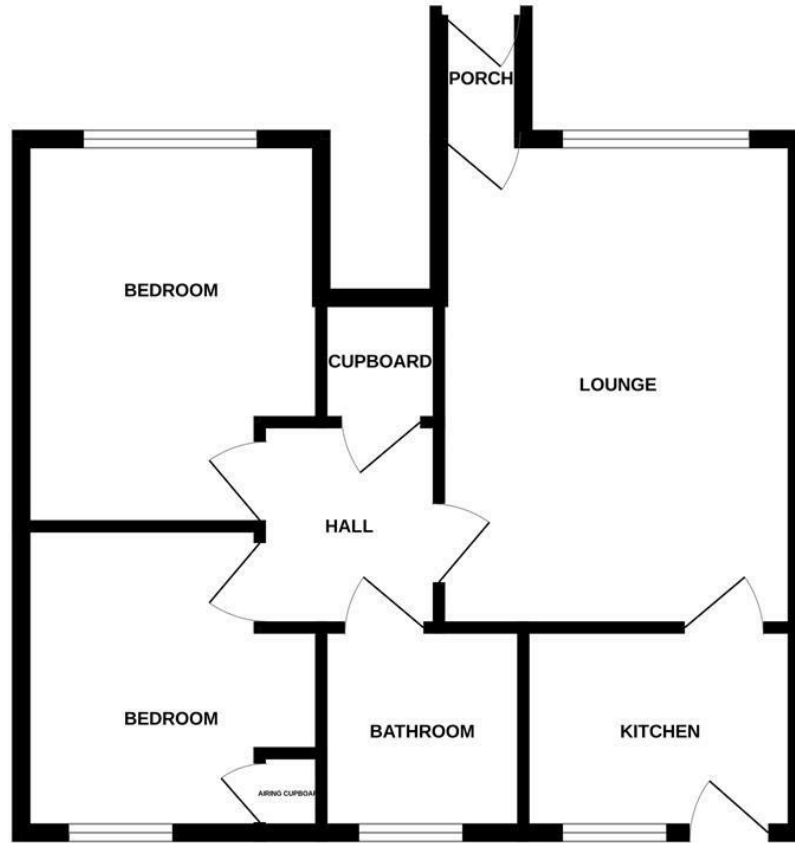
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.