



King&Co.

11 MALHAM CLOSE, LINCOLN, LN6 0XE
£299,000





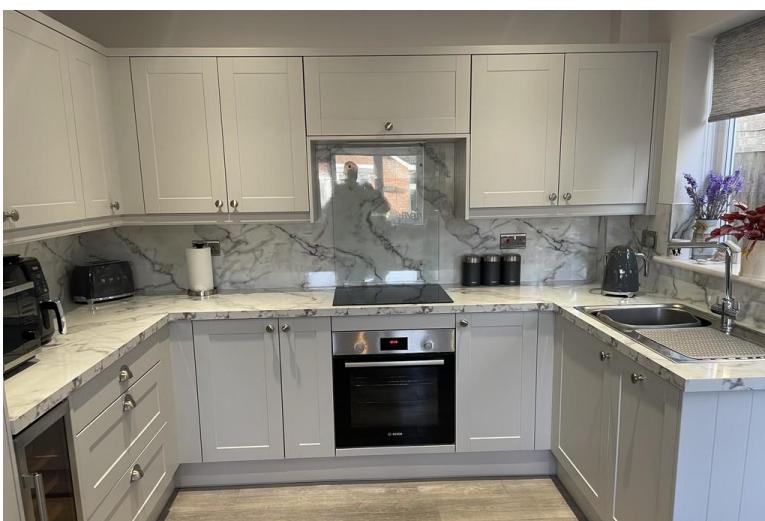
DESCRIPTION

A beautifully presented and extended three-bedroom home, tucked away in a quiet cul-de-sac within the ever-popular Birchwood area of Lincoln. The property has been refurbished to a high standard throughout and enjoys close proximity to a wide range of local amenities, including excellent transport links, shops and well-regarded schools.

Internally, the accommodation comprises a spacious living room and a modern open-plan kitchen diner, ideal for family living and entertaining. The extended master bedroom benefits from a dressing area, the second bedroom has a modern WC and with the third being ideal for an office, a contemporary family bathroom completes the layout.

Externally, the property boasts a lovely rear garden, generous off-road parking for several vehicles to the front, and a slim integral garage.

Construction - Cavity wall
Heating - Gas fired from combi-boiler
Off street parking and garage
Council tax band C
EPC rating D
Mobile - Mobile coverage available





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

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.





Total area: approx. 100.5 sq. metres (1081.8 sq. feet)
While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using Planup.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.