



King&Co.

2 ALCONBURY CLOSE,
LINCOLN, LN6 3RE
£265,000





MATERIAL INFORMATION

Construction - Cavity wall

Council tax band - B

EPC rating - D68

Heating - Gas central heating

Utilities - Mains gas, electric, water and drainage

Mobile - mobile coverage available

Broadband - For more information on broadband and mobile coverage go to: checker.ofcom.org.uk

In accordance with Section 21 of The Estate Agency Act 1979, we declare that the seller of this property is an employee of King & Co (Lincoln) Ltd.



ACCOMMODATION

Originally a two bedroom detached bungalow, the property was significantly extended to its rear elevation circa 2006-2007. The aim of the extension was to allow two people to cohabit the property while still living independently from one another. This process has now created a spacious and truly versatile home with the rooms being well proportioned and well appointed, including the addition of modern oak flooring to the majority of the property.



The accommodation comprises;

Entrance Porch

Inner Hallway

Kitchen (3.08m x 3.15m)

Front Lounge (4.14m x 3.13m)

Bedroom 1 (3.14m x 3.27m)

Bathroom

Utility (1.95m x 1.65m)

Wet Room (2.05m x 2.03m)

Dining Room / Family Room (4.43m x 3.13m)

Bedroom 2 (4.38m x 3.12m)

Bedroom 3 / Rear Lounge (4.36m x 3.13m)

Outside is a spacious driveway providing off street parking for approximately three vehicles.



The rear garden is split level offering a paved patio and steps down to a sunken gravelled seating area.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

TENURE

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

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.

ANTI MONEY LAUNDERING

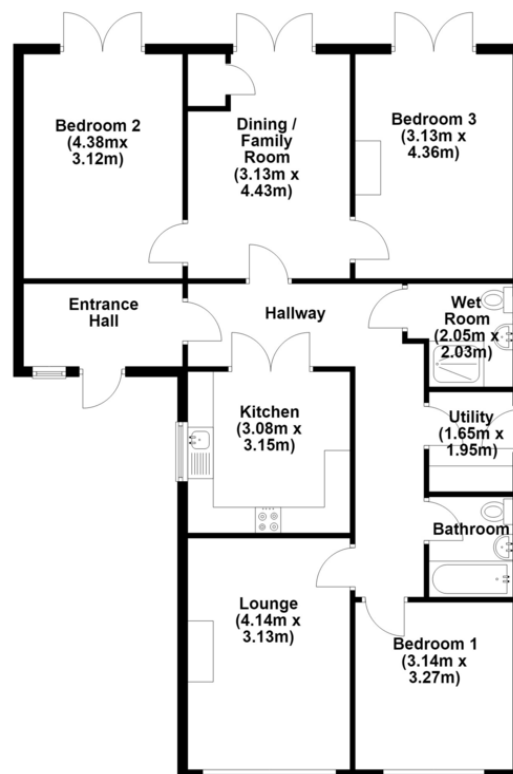
King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.





Ground Floor

Approx. 108.3 sq. metres (1165.2 sq. feet)



Total area: approx. 108.3 sq. metres (1165.2 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.



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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.