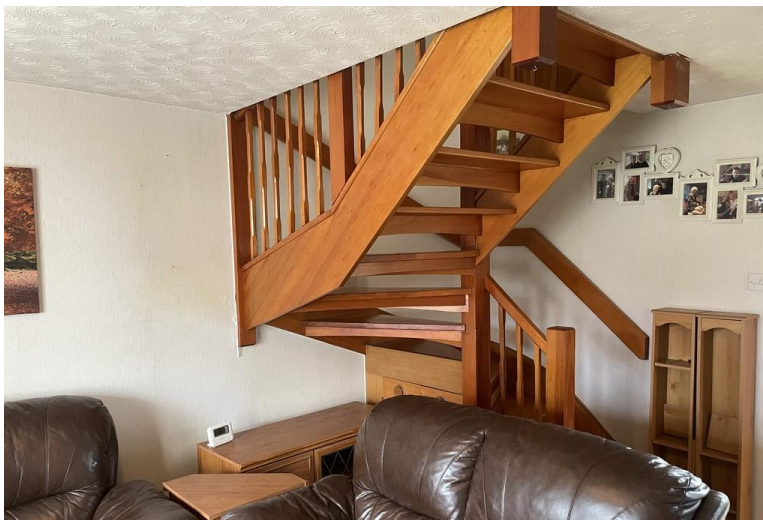




King & Co.

11 BINBROOK CLOSE, LINCOLN, LN6 3QD  
£159,000





Set within this popular residential area is this beautifully presented 2 bedroom home ideally located in a quiet cul-de-sac. Internally, the property benefits from 2 bedrooms, kitchen-diner and living-room and bathroom. Outside there is parking for several vehicles and a large low maintenance garden. This really is a great starter home or investment and positioned close to all amenities and facilities the area has to offer.

Construction - Cavity wall

Council tax band - A

EPC rating C

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](http://checker.ofcom.org.uk)

#### **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.

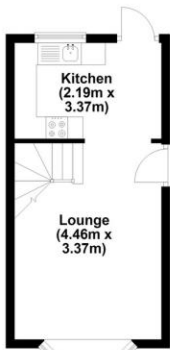
## SERVICES

### ANTI MONEY LAUNDERING

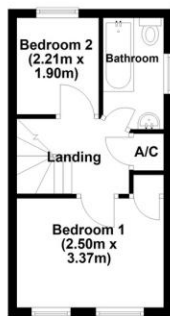
King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



**Ground Floor**  
Approx. 23.0 sq. metres (247.9 sq. feet)



**First Floor**  
Approx. 22.2 sq. metres (239.4 sq. feet)



Total area: approx. 45.3 sq. metres (487.3 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+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 71                         | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

WWW.EPC4U.COM

