



King & Co.
ESTATE AGENTS

33 SNETTERTON CLOSE, LINCOLN, LN6 0SN
£145,000





ENTRANCE PORCH

with UPVC front door, fitted carpet, inset light fitting, cloaks hooks

LOUNGE

14' 5" x 14' 5" (4.4m x 4.4m) with fitted carpet, radiator(two)

KITCHEN

7' 2" x 12' 11" (2.19m x 3.96m) Having worktops to one wall with space under for washing machine, single drainer sink unit with mixer taps, Vaillant central heating boiler above work top continuing along the wall under the window over looking the garden and along the opposite wall with Neff 4 ring gas hob and tall storage cupboard.

Inner hall to:

BEDROOM 1

10' 11" x 11' 0" (3.34m x 3.37m) With window to rear elevation, radiator and vinolay

BEDROOM 2

10' 11" x 6' 8" (3.34m x 2.04m) With window to rear elevation, radiator and fitted carpet



BATHROOM

Having power shower over the bath with pedestal wash hand basin and low level WC, radiator, vinyl to the floor and a large storage cupboard

OUTSIDE

Having a low maintenance front garden area and drive way to the right hand side of the property leading to the low maintenance rear garden housing a garden shed.

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.

AGENTS NOTES

Please note the property has leased Solar Panels and there may be restrictions with certain lenders. It is advisable to look into this before putting an offer forward.

TENURE

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

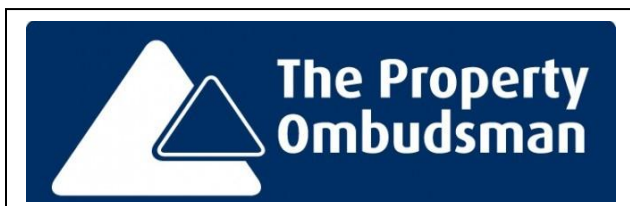
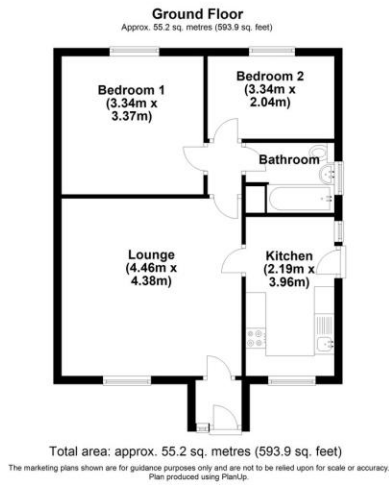
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255 Strictly by prior appointment through the Agents office on 01522 525255

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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		95
(81-91)	B	88	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	