



**King & Co.**  
ESTATE AGENTS

40 WESTERN AVENUE, LINCOLN, LN6 7SJ  
£209,000





This traditional home is entered by glazed panelled UPVC door opening to;

**ENTRANCE HALL**

With stairs rising to first floor providing under stairs storage cupboard, window to front and side elevations, radiator, central heating thermostat and fitted carpet.

**LOUNGE**

11' 3" x 10' 11" (3.45m x 3.34m) Offering bay window to front elevation looking out to Western Avenue, gas fire standing on tiled hearth, picture rail, radiator and fitted carpet.

**DINING ROOM**

14' 6" x 10' 11" (4.43m x 3.35m) With sliding patio doors allowing access to the rear garden, electric fire with timber surround to chimney breast, picture rail, radiator and fitted carpet.

**KITCHEN**

16' 8" x 7' 4" (5.09m x 2.25m) Enjoying a range of modern contemporary fitted units including; stainless steel sink and drainer unit inset to worksurface with cupboard below and space adjacent for automatic washing machine.



The worksurface continues along the neighbouring wall having units both above and below with "Range master Leisure" freestanding cooker inset.

Also with door to under stairs pantry with fitted shelving and window to side elevation, UPVC door to side elevation leading out to the driveway, windows to both side and rear elevations, radiator and tiled flooring.

### **FIRST FLOOR LANDING**

Having window to side elevation and fitted carpet

### **BEDROOM 1**

12' 11" x 10' 10" (3.96m x 3.32m) With window to front elevation looking out to Western Avenue, fitted for sliding door wardrobes to majority of one wall, radiator, picture rail and carpet.

### **BEDROOM 2**

12' 6" x 10' 11" (3.82m x 3.35m) Having window to rear elevation looking out over the rear garden, radiator, picture rail, chimney breast a part of one wall and carpet.

### **BEDROOM 3**

7' 5" x 7' 11" (2.28m x 2.43m) Offering window to front elevation, access to loft space, fitted double wardrobe to part of one wall, picture rail, radiator and carpet.

### **BATHROOM**

7' 5" x 6' 1" (2.27m x 1.86m) Offering panelled bath, pedestal wash hand basin, airing cupboard housing wall hung Vaillant gas fired condensing combination boiler, radiator appropriate wall tiling.

### **WC**

Accessed off the first floor landing, with low-level WC, window to side elevation and carpet

### **OUTSIDE**

This spacious and traditional home is situated on the popular residential street of Western Avenue within the desirable area of Boutham Park.

Accessed over a concrete driveway which extends down one side of the property allowing for offstreet parking and access to the;

### **GARAGE (2.74m x 8.53m)**

Being of prefabricated construction it offers remote electric up and over door, window to side elevation, pedestrian door to side elevation and concrete base.



The front garden has been landscaped with a low maintenance theme in mind being predominantly laid to gravel with deep borders surrounding.

The rear garden which may be accessed off the driveway or the dining room, has likewise been predominantly laid to gravel with a paved patio area stunning adjacent to the rear of the property and further paving towards the rear elevation allowing space for sheds/outbuildings if desired.

### 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

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

### 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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

