



**King & Co.**  
ESTATE AGENTS

5 STABLE YARD , SAXILBY, LN1 2WD  
ASKING PRICE OF £375,000





**ENTRANCE HALL**

with tiled flooring and stairs leading to the first floor.

**CLOAKROOM**

having low level W.C, wall mounted wash hand basin and extractor fan

**LOUNGE**

16' 10" x 9' 0" (5.15m x 2.76m) having windows to front and side elevation, wooden flooring and feature fireplace

**BEDROOM 1**

9' 1" x 11' 8" (2.78m x 3.58m) having windows to the side and rear elevation, solid floor and access to;

**ENSUITE**

with corner shower cubicle with rain head shower head, vanity basin and tiled floor

**KITCHEN/FAMILY ROOM**

17' 0" x 19' 6" (5.184m x 5.965m) Having a range of base and wall units including intergrated double oven, stainless steel single drainer and sink unit with mixer taps, a central island with induction hob and extraction unit above. Tiled flooring and doors leading out into the rear garden.



### **UTILITY ROOM**

7' 3" x 10' 2" (2.21m x 3.12m) Having a range of units with stainless steel single drainer and sink unit with mixer taps, plumbing for automatic washing machine, doors leading to the garden and garage

### **BEDROOM 2**

12' 7" x 11' 4" (3.84m x 3.47m) with velux window and solid floor

### **BEDROOM 3**

13' 0" x 11' 3" (3.97m x 3.45m) with velux window and solid floor



### **BATHROOM**

with ladder radiator, tiled flooring, WC and wash hand basin, bath with shower over and screen.

### **GARAGE**

with up and over door and internal door into the Utility Room, power and lighting. Also housing the Ideal boiler and electric box

### **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**

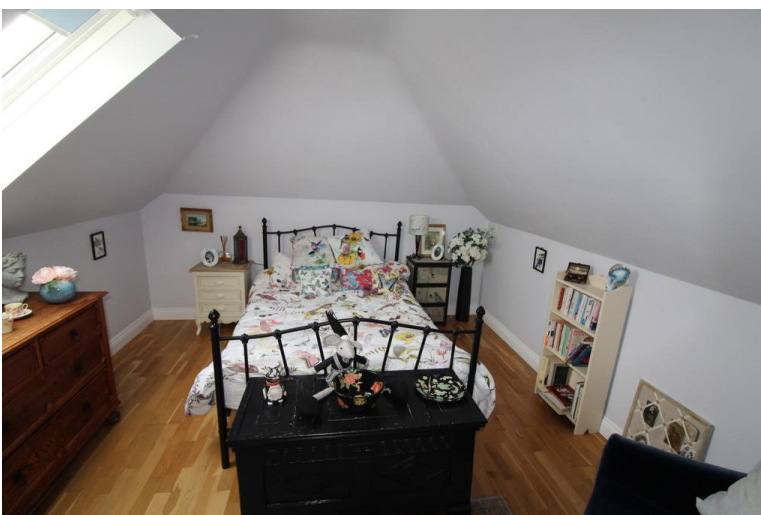
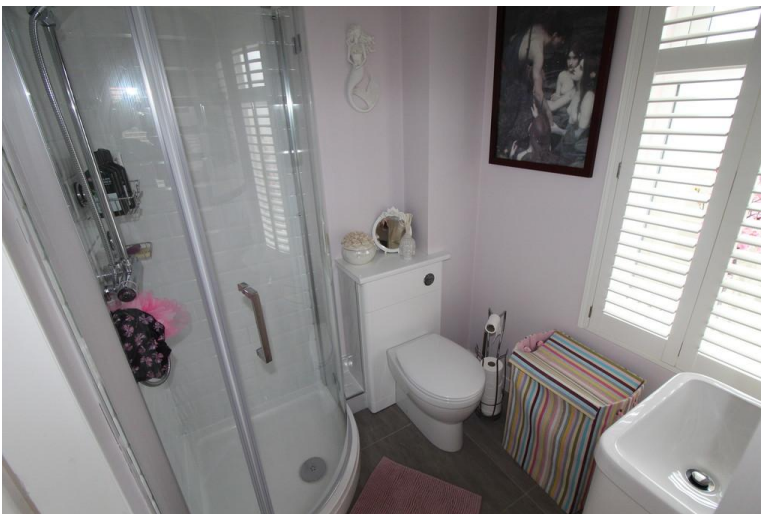
We understand that the property is freehold. Vacant possession will be given upon completion.

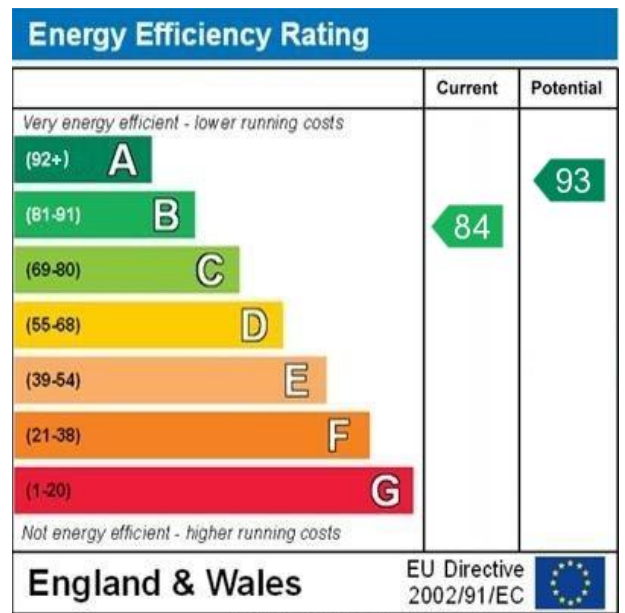
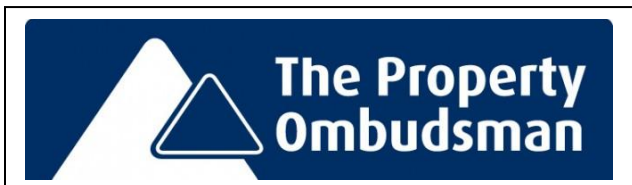
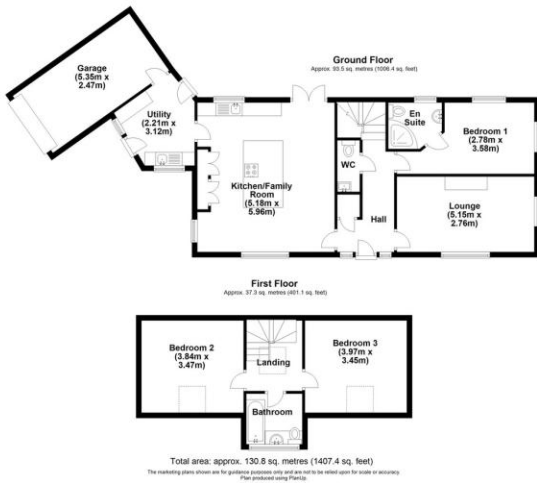
### **VIEWINGS**

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.





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