



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

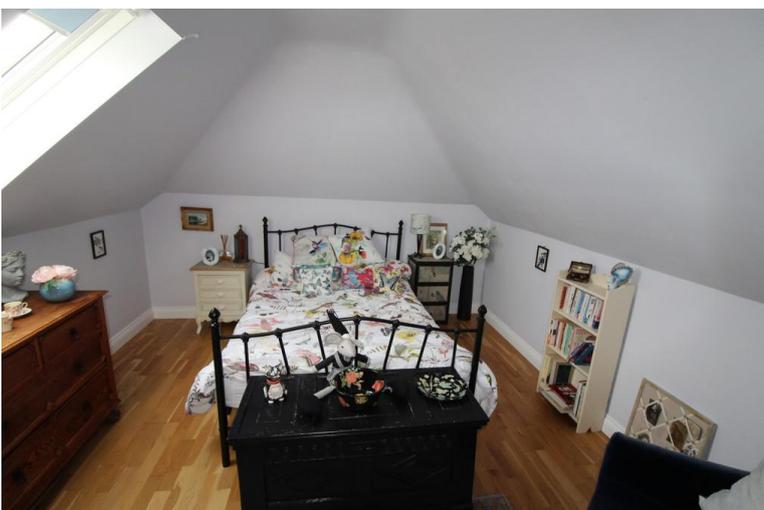
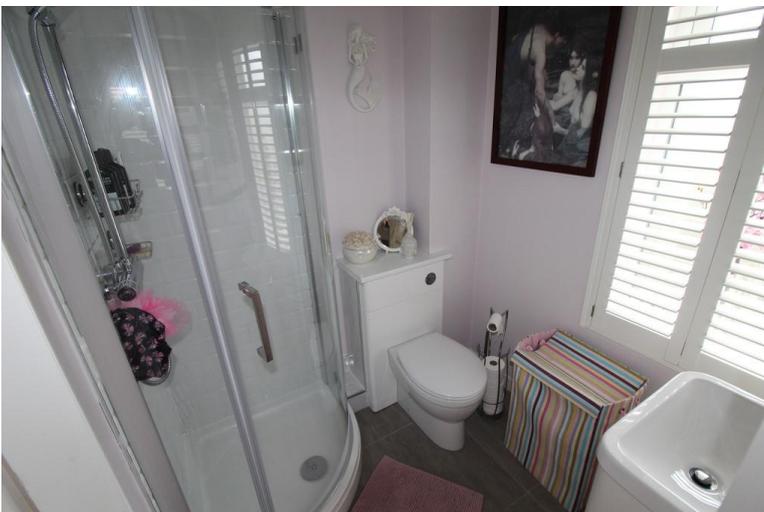
We understand that the property is freehold. Vacant possession will be given upon completion.

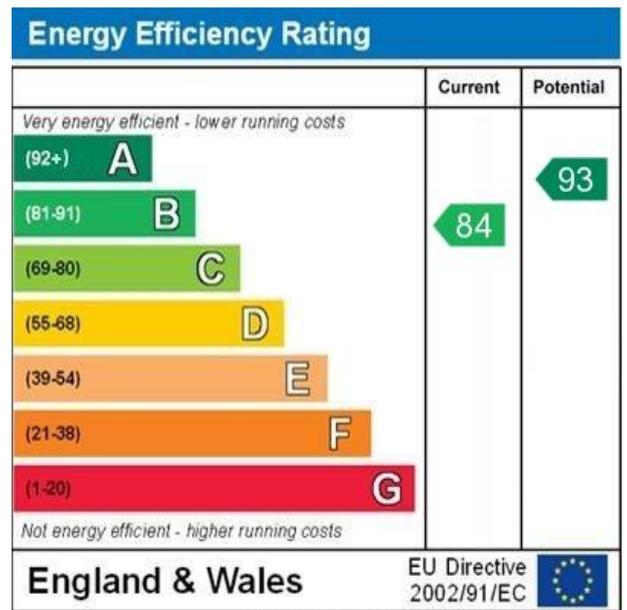
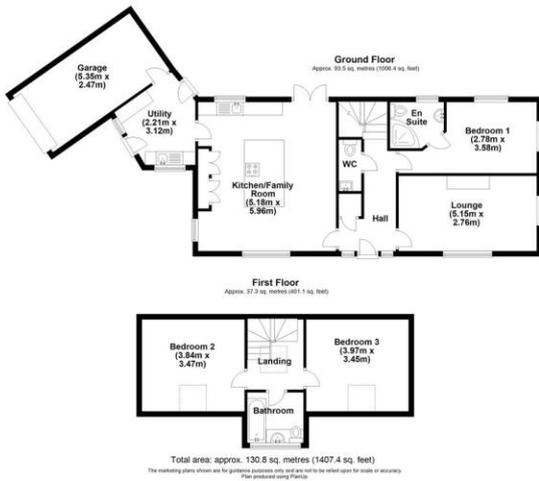
VIEWINGS

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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