



King & Co.
ESTATE AGENTS

14 CAMBRIDGE DRIVE, LINCOLN, LN4 1DU
£265,000





This deceptively spacious bungalow is entered via UPVC glaze door opening to;

CONSERVATORY

18' 2" x 6' 0" (5.54m x 1.84m) Providing both a private area to sit and acting as a link between the main bungalow and the garage. The conservatory provides access out to the rear garden via sliding patio doors, pedestrian door, allowing access to the garage, radiator, and fitted carpet.



ENTRANCE HALL

Being spacious, it offers access to loft space with pulldown ladder, coving, deep fitted storage cupboard with shelving and housing Ideal Logic gas fired combination boiler, radiator and fitted carpet.

SITTING ROOM

16' 11" x 12' 3" (5.17m x 3.74m) With window to front elevation having elevated views out to Cambridge Drive and beyond, coving, electric fire inset to fire surround, two radiators and fitted carpet.



DINING AREA

9' 5" x 7' 7" (2.89m x 2.32m) With windows to both front and side elevations, coving, radiator and with archway continuing through to;

KITCHEN

10' 7" x 9' 4" (3.23m x 2.86m) Having a comprehensive range of fitted units including; sink and drainer unit inset to work surface having units both above and below, including space for both fridge and automatic washing machine.

Opposite is an L-shaped work surface having units above and below with freestanding "New world" oven inset with extractor unit above.

Also with; appropriate wall tiling, window to side elevation and vinyl flooring.

BEDROOM 1

12' 5" x 12' 1" (3.81m x 3.70m) Offering window to the rear elevation looking out to the rear garden, fitted wardrobes to majority of one wall with hanging rail and shelf, coving, radiator, and fitted carpet.

BEDROOM 2

9' 3" x 10' 9" (2.82m x 3.29m) Having sliding patio doors allowing access out to the adjacent rear garden, further window to side elevation, coving, radiator and fitted carpet.

SHOWER ROOM

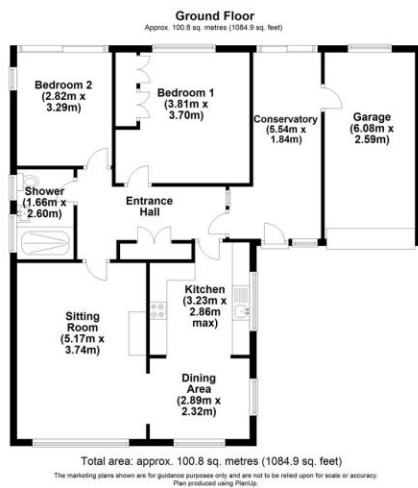
5' 5" x 8' 6" (1.66m x 2.60m) With P-shaped enclosed shower unit having wall hung "Mira" electric shower unit, close coupled WC, wash, handbasin with double cupboard below, coving, two windows to side elevation, appropriate wall tiling, chrome ladder effect, heated towel rail and vinyl flooring.

GARAGE

19' 11" x 8' 5" (6.08m x 2.59m) With up and over door, concrete base, window to rear elevation, power and lighting.

The spacious bungalow is enviously situated on Cambridge Drive within the sought-after and well served village of Washingborough. The property has an elevated position being approached over concrete driveway allowing off street parking was also giving access to the;





OUTSIDE

The front garden has been landscaped to gravel with a low maintenance theme in mind whilst a concrete pathway extends at one side of the property.

The rear garden offers a paved patio area standing adjacent to the rear bedroom to providing an ideal summer seating/alfresco dining area. The garden is majority later grass with well-stocked border surrounding including timber garden, fencing and hedging to boundaries. Also benefiting from two timber garden sheds.

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.

