



**King & Co.**  
ESTATE AGENTS

9 WEIR FARM PADDOCK, SCOTHERN, LN2 2XA  
£395,000







Situated within this highly sought-after village, 9 Weir Farm Paddock is situated towards the end of the cul-de-sac.

Approached over a double width tarmac driveway and giving access to the glaze panelled UPVC door.

#### **ENTRANCE LOBBY**

Providing space for coats and boots with fitted storage cupboard, coving and radiator.

#### **LOUNGE**

17' 11" x 13' 10" (5.47m x 4.22m) Having bow window to front elevation looking out to Weir Farm Paddock, electric fire inset to modern surround, coving, ceiling rose, radiator, stairs rising to first floor and with opening through to;

#### **DINING AREA**

8' 7" x 10' 6" (2.64m x 3.21m) With sliding patio doors leading through the the adjacent conservatory, coving, ceiling rose, radiator.

#### **CONSERVATORY**

11' 1" x 9' 1" (3.38m x 2.78m) Being of UPVC construction with brick dwarf wall, pitch roof, double doors leading out to rear garden and tiled flooring.



**BREAKFAST KITCHEN**

14' 10" x 10' 6" (4.53m x 3.21m narrowing to 2.64m) With a range of matching units including;

Stainless steel sink and drainer unit inset to work surface with cupboards and dishwasher below while the work surface briefly extends around the neighbouring wall having larder style unit housing stainless steel Neff oven and grill.

With a further work surface to the abutting wall with units both above and below, 4 ring electric hob inset with double extractor hood above.

Also with; appropriate wall tiling, archway though to the breakfast area having space for table and chairs, two windows to rear elevation looking out to the mature rear garden, radiator and tiled flooring.



**UTILITY ROOM**

9' 1" x 6' 11" (2.79m x 2.12m) With work surface to walls with units above and below including space for both automatic washing machine and tumble dryer.

Larder style unit housing wall hung Vaillant gas fired boiler, window to side elevation, appropriate wall tiling and tiled flooring.

**SIDE LOBBY**

UPVC door to side elevation, tiled flooring and door to;



**WC**

Close coupled wc, pedestal wash hand basin, wall tiling to approximately half wall height, tiled flooring and window to side elevation.

**FIRST FLOOR LANDING**

With access to loft space and fitted carpet.

**BEDROOM 1**

11' 6" x 11' 7" (3.53m x 3.54m) Window to front elevation, radiator and carpet.

**BEDROOM 2**

9' 4" x 12' 11" (2.87m x 3.95m) Having views looking out over the mature rear garden, radiator and carpet.

**BEDROOM 3**

12' 11" x 9' 6" (3.95m x 2.90m) Window to rear elevation, radiator and carpet.

**BEDROOM 4**

9' 3" x 12' 6" (2.84m x 3.83 excluding lobby area 1.95 x 1.54m) Two windows to front elevation, radiator and carpet.







**BATHROOM**

7' 10" x 7' 7" (2.41m x 2.33m) Offering a four piece suite including; panelled bath with centre mixer taps, fully tiled corner shower enclosure, close coupled wc, wash hand basin inset to vanity unit with double cupboard below. Also with; fitted airing cupboard housing hot water cylinder, ladder effect heated towel rail and being tiled to all walls.

**OUTSIDE**

This spacious and well proportioned family home is situated towards the end of a small cul-de-sac. Being approached over a tarmac driveway, providing offstreet parking whilst also having a small gravel area adjacent which could be used for hard storage standing area.

**DOUBLE GARAGE**

With two single up and over doors, dividing wall with pedestrian door between, and with rear pedestrian door, allowing access out to the rear garden.

**OUTSIDE**

A timber gate to one side of the property allows access down to the rear garden. Being of spacious proportions, it is mainly laid to grass with mature, well-stocked borders surrounding, mature silver birch tree, paved patio area standing adjacent to the conservatory providing an ideal summer seating/entertaining space.

**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**

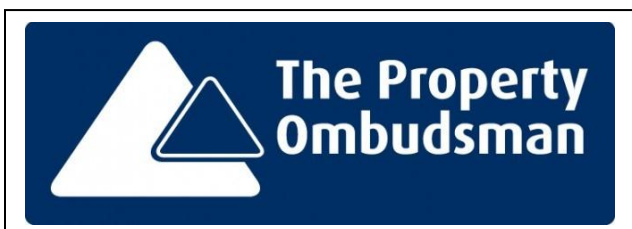
We understand that the property is freehold. Vacant possession will be given upon completion.

**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+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	