



**King & Co.**  
ESTATE AGENTS

13 ST DAVIDS ROAD, LINCOLN, LN6 8QL  
£189,950







**UPVC FRONT DOOR**

leading to

**ENTRANCE HALLWAY**

Laminate flooring and radiator

**LOUNGE**

16' 9" x 12' 0" (5.11m x 3.66m) Having window to front elevation, fitted carpet, radiator and coving, central heating thermostat and to one wall fireplace with arched alcoves either side

**KITCHEN**

10' 2" x 11' 0" (3.1m x 3.35m) Having a selection of base and wall units with space for free standing cooker with extractor above, stainless steel single drainer and sink unit with mixer taps, power for automatic washing machine, space for under counter fridge and freezer. Partially tiled walls, tiled floor, wall mounted gas central heating boiler and spot lights.

**BATHROOM**

with vinolay flooring, shower cubicle, ladder radiator, vanity basin and low suite WC





### **BEDROOM 1**

8' 10" x 12' 0" (2.69m x 3.66m) Having window to the rear elevation, fitted carpet and radiator

### **BEDROOM 2**

12' x 11' (3.66m x 3.35m) with fitted carpet and radiator and fitted wardrobes with sliding doors to one wall.

### **BEDROOM 3**

9' 8" x 6' 6" (2.95m x 1.98m) with fitted carpet and radiator and door to rear garden

### **OUTSIDE**

Having a block paved driveway leading down the side of the property with pathway leading to the front door, the front is mainly laid to lawn with the back being a mixture of lawn and borders with a timber gate separating the two. There is also a large brick-built store/workshop with UPVC Door into the rear garden.

### **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**

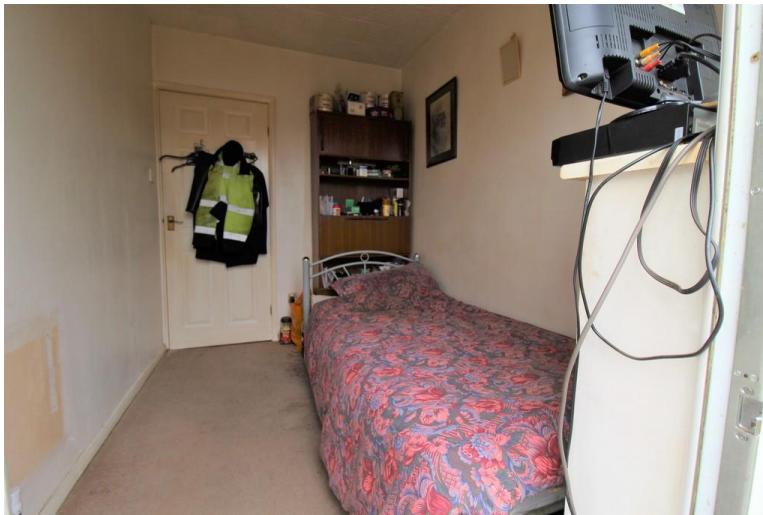
We understand that the property is freehold. Vacant possession will be given upon completion.

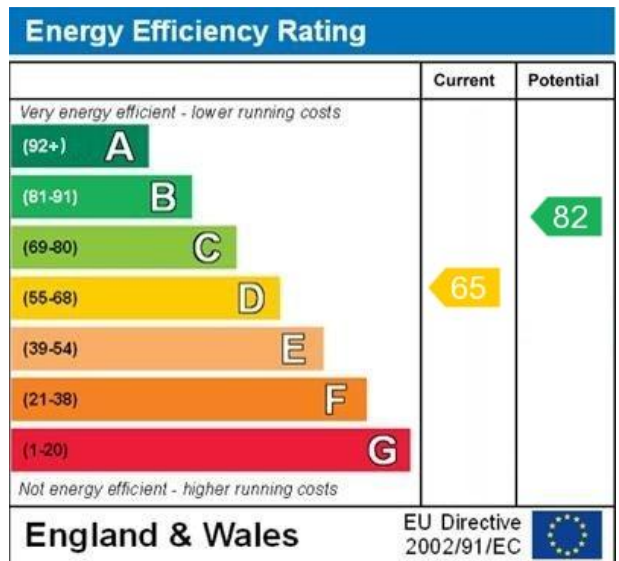
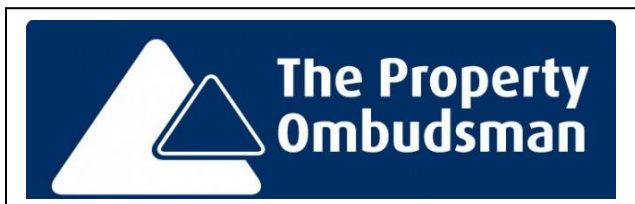
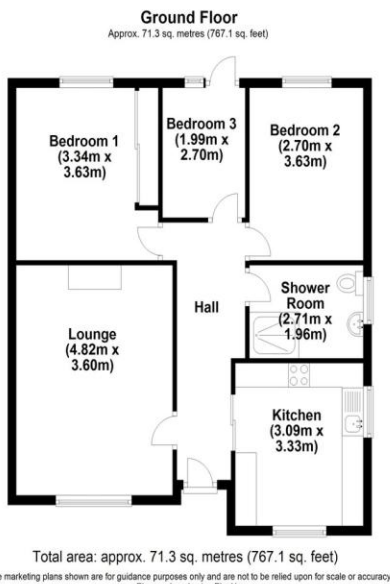
### **VIEWINGS**

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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