



King & Co.
ESTATE AGENTS

20 LANDMERE GROVE, LINCOLN, LN6 0PD
£425,000





ENTRANCE HALL

Entered via a UPVC door with glass panelling to one side this spacious and light hallway has a tiled floor, spot lights, radiator and staircase to the first floor with good size under stairs cupboard.



LOUNGE

12' 3" x 16' 9" (3.75m x 5.13m) having a bow window to the front elevation and large patio doors overlooking the rear garden, the lounge has parquet style wood flooring, radiator, TV point, 2 ceiling lights. To one wall there sits a wood fire surround and hearth with log burner inset.



DINING ROOM

18' 5" x 11' 6" (5.62m x 3.51m) being a large room with square arch centrally located, parquet style wood flooring, radiator and bow windows to the rear and side elevations overlooking the rear garden and patio area.

SHOWER ROOM

with Mira electric corner shower and unit, sink and toilet, tiled flooring and walls tiled throughout, window to front elevation. Airing cupboard housing tumble dryer.

BREAKFAST KITCHEN

21' 11" x 8' 6" (6.69m x 2.60m) Having windows to the



side and rear elevation with a UPVC door leading onto the patio, radiator, tiling to floor and walls. Having a mixture of wall and base units, to one wall single sink and drainer unit with mixer taps, space below and plumbing for dishwasher and washing machine with base and wall units running further along and integral Neff gas hob with extractor above with a further space below for an undercounter fridge. On the other side there is again a mixture of base and wall units butting out into the kitchen and housing a larger style New World Oven and grill. Further space for kitchen/dining table.

FIRST FLOOR LANDING

Having curved staircase leading to the large and spacious first floor landing with laminate flooring, window to the front elevation looking out to Landmere Grove and further airing cupboard housing the Ideal gas central heating boiler.

BEDROOM 1

12' 4" x 12' 0" (3.78m x 3.67m) Having window to the rear elevation looking out onto the garden and lake beyond. with fitted carpet and radiator.

BEDROOM 2

13' 11" x 8' 10" (4.26m x 2.71m) Having window to rear elevation, fitted carpet and radiator with access to the loft. Fitted wardrobes to one wall with mirrored sliding doors.

BEDROOM 3

11' 6" x 9' 1" (3.52m x 2.77m) with window to rear elevation, fitted carpet and radiator.

BEDROOM 4

9' 3" x 6' 2" (2.83m x 1.88m) with window to the front elevation, fitted carpet and radiator.

BATHROOM

with window to the front elevation, vinolay to the floor, rectangular sink with vanity unit, P shape bath with overhead rain shower, WC and Ladder style radiator.

GARAGE

32' 7" x 8' 6" (9.94m x 2.60m) Being a large tandem garage with flat roof and door and window to the rear, the garage has power and lighting and housing the gas and electric meters

OUTSIDE

The property is accessed at the end of Landmere Grove having a large hedge surrounding the front giving lots of





privacy, drive ways are located at either side of the property with space for several vehicles. Being laid to lawn with mature shrubs and pond to one side.

The rear garden is of large proportions and being mainly laid to lawn with a patio area stretching the width of the property. A pathway leads you to the bottom of the garden where there is gated access to a further 10ft of garden before reaching the waters edge with spectacular views across.

A greenhouse is situated on the left with a further seating patio area just behind.

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

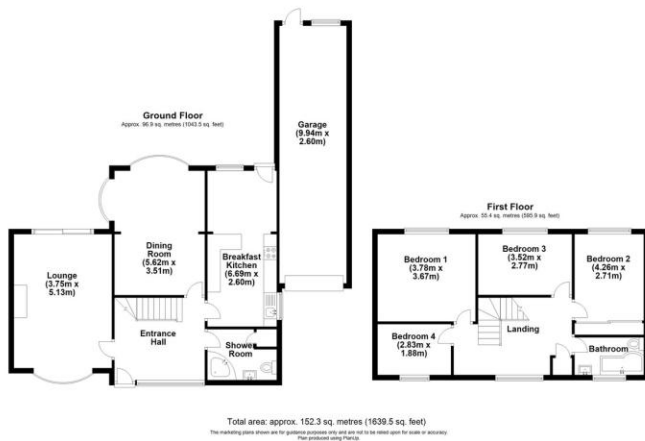
We understand that the property is freehold. Vacant possession will be given upon completion.

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		82
(55-68) D	68	

