



King & Co.
ESTATE AGENTS

39 HUNT LEA AVENUE, LINCOLN, LN6 7UZ
£255,000





ENTRANCE HALL

having wooden floor, coat hooks, radiator and coving

LOUNGE

15' 3" x 12' 4" (4.66m x 3.78m) with bay window to the front elevation overlooking Hunt Lea Avenue, wooden flooring, feature fireplace with electric coal effect fire, radiator and wall lights leading to;

DINING AREA

9' 1" x 9' 4" (2.79m x 2.87m) Having patio doors leading out into the rear garden, wooden flooring, radiator and wall lights



EXTENDED KITCHEN

9' 4" x 19' 8" (2.86m x 6m) Having a good range of base and wall units along both walls including built in tower double oven, Hotpoint 4 ring electric hob with extractor above, plumbing for automatic washing machine and dishwasher, tiled flooring and radiator. Patio doors lead into the

CONSERVATORY

8' 10" x 9' 1" (2.7m x 2.77m) Having a solid roof with tiled floor and radiator, vertical blinds to all windows and patio doors leading to the enclosed rear garden.



FIRST FLOOR LANDING

BEDROOM 1

13' 3" x 11' 0" (4.04m x 3.36m) having bay window to the front elevation with fitted window seat and storage below and laminate flooring

BEDROOM 2

11' 6" x 10' 8" (3.53m x 3.26m) with fitted carpet and radiator

BEDROOM 3

8' 4" x 7' 11" (2.55m x 2.42m) with window to the front elevation and fitted carpet.

BATHROOM

with WC and sink basin, bath and electric shower over, tiling to all walls and airing cupboard housing lagged hot water tank

OUTSIDE

Being a mixture of gravel and block paving to the front of the property and having a pathway and gate through to the well established rear garden. Benefitting from a patio area adjacent to the rear of the property then having a pebbled area with stepping stone pathway to the very rear of the garden which is paved and houses the garden shed.

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.

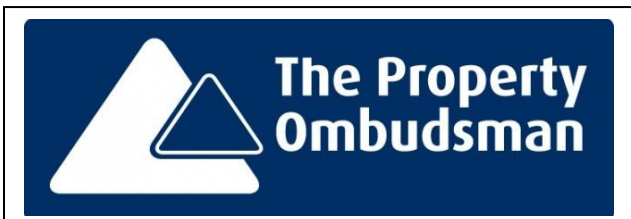
VIEWINGS

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		78
(55-68) D	62	