



King & Co.
ESTATE AGENTS

32 ST CATHERINES GROVE, LINCOLN, LN5 8NA
£195,000





ENTRANCE HALL

With fitted carpet and under stairs storage.

LOUNGE

12' 2" x 13' 3" (3.71m x 4.05m) Nicely presented lounge benefitting from a bay window which provides plenty of natural light. Also with a fireplace, an inset electric fire and radiator.

DINING ROOM

12' 2" x 12' 11" (3.72m x 3.94m) Carpeted Dining room with feature fireplace and a gas fire.

KITCHEN

21' 8" x 7' 2" (6.61m x 2.2m) Tiled effect floor with a range of base and wall units, benefitting from a gas cooker point with an extractor fan, plumbing for an automatic washing machine, stainless steel drain and sink unit and a fluorescent light.



BATHROOM

8' 5" x 7' 1" (2.59m x 2.16m) Fully tiled bathroom with a 'P' shaped bath including shower over bath, vanity basin and low suite WC, also benefitting from recessed spotlights.



LANDING

To first floor landing.

BEDROOM ONE

12' 2" x 12' 11" (3.72m x 3.95m) With built-in wardrobe and cupboard housing the central heating boiler and views to the river also having fitted carpet and radiator.

BEDROOM TWO

12' 2" x 11' 6" (3.73m x 3.52m) Having timber stripped floor and radiator.

BEDROOM THREE

12' 0" x 8' 11" (3.68m x 2.72m) With fitted carpet, cupboard and radiator.

STAIRS

From landing to bedroom four.

BEDROOM FOUR

11' 7" x 15' 9" (3.54m x 4.82 (max)m) With fitted carpet and radiator.

OUTSIDE

With drive big enough for one car, side entrance passageway and a paved outside rear garden.



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.

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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