



King & Co.
ESTATE AGENTS

2 HIGHFIELD AVENUE, LINCOLN, LN6 7QS
£154,950





A traditional 2/3 bedroom semi-detached house set in this popular residential area just off Skellingthorpe Road.

The property would benefit from a scheme of cosmetic improvements whilst offering a modern gas fired boiler, double glazing, driveway and spacious plot.

ENTRANCE LOBBY

With UPVC glaze panelled door, stairs rising to first floor, radiator and wood effect laminate flooring.

LOUNGE

13' 5" x 14' 1" (4.1m x 4.3m narrowing to 3.92) Having window to front elevation looking out to Highfield Avenue, chimney breast to part of one wall, fitted storage cupboard, radiator and wood effect laminate flooring.

KITCHEN

17' 4" x 8' 0" (5.30m x 2.44m) With fitted work surface to part of one wall with stainless steel sink and drainer unit inset with a range of cupboards below and space for automatic washing machine.

Also with; walk-in pantry, UPVC door to side elevation, window to rear elevation, free standing "Cuisinmaster" cooking range, radiator, appropriate wall tiling and tiled flooring.



FIRST FLOOR LANDING

Offering window to side elevation, access to loft space and fitted carpet.

BEDROOM 1

11' 5" x 9' 8" (3.48m x 2.97m narrowing to 2.74) Having window to rear elevation looking out over the rear garden, radiator and exposed timber floor boards.

BEDROOM 2

10' 2" x 9' 6" (3.10m x 2.92m) Offering window to front elevation, fitted cupboards to either side of chimney breast, radiator and carpet.



BEDROOM 3

10' 2" x 10' 9" (3.10m x 3.28m) Previously having been one large bedroom and now being partitioned into two, this bedroom offers window to front elevation, over stairs plinth and exposed timber floor boards.

BATHROOM

8' 0" x 8' 1" (2.46m x 2.48m) With modern white suite including; panelled bath with chrome mixer shower unit over, pedestal wash hand basin, low level WC, radiator, appropriate wall panelling and wood effect laminate flooring.



OUTSIDE

This spacious home is approached over a concrete driveway providing off street parking whilst having a laid to grass area adjacent, which, if desired could be turned into further parking area, subject towards necessary planning constraints.

A timber gate stands to one side of the property and gives access to the rear garden, being of spacious proportions, it offers concrete hardstanding area to the rear of the property whilst leading onto a laid to grass area with timber fencing surrounding. Also with; block built, three section dog kennel and external under stairs garden store.



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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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

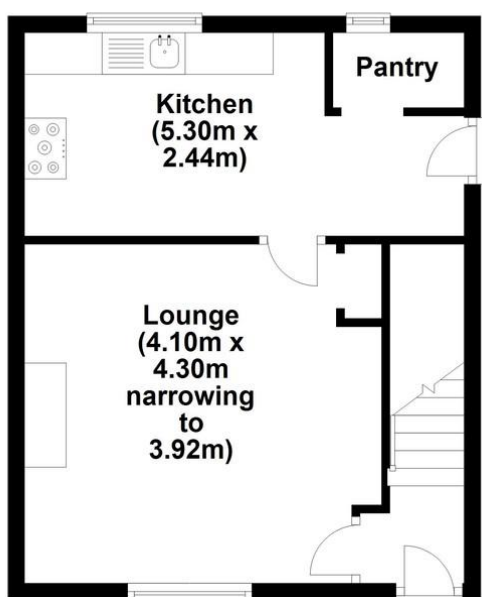
We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

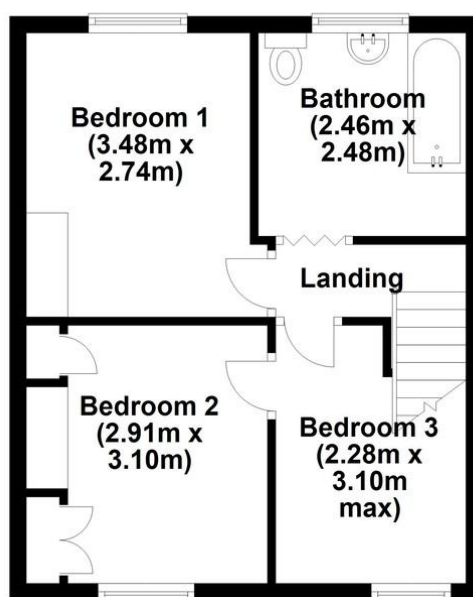
Ground Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



Total area: approx. 70.0 sq. metres (753.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	