



King & Co.
ESTATE AGENTS

11 DANIEL CRESCENT, HEIGHINGTON, LN4 1QT
ASKING PRICE OF £175,000





Being sold with NO CHAIN, this traditional bungalow is located in the popular village location of Heighington and is in need of some modernisation. The accommodation comprises of 3 bedrooms, 1 reception room, kitchen and bathroom. Also having driveway parking and front and rear gardens.

FRONT ENTRANCE PORCH

With double glazed door and windows and having fitted carpet. leading on to;

ENTRANCE HALLWAY

With fitted carpet, radiator and access to roof space

LOUNGE

16' 6" x 13' 10" (5.03m x 4.23m) Having fitted carpet, gas fire, radiator and polystyrene ceiling tiles

KITCHEN

12' 11" x 8' 5" (3.94m x 2.57m) With a range of base and wall units, gas cooker, cream 1.5m sink unit with mixer tap and small pantry area to the side of the kitchen

BATHROOM

Comprising of an avocado-coloured bathroom suite, panelled bath, pedestal wash basin, Vinolay flooring and radiator



BEDROOM 1

11' 7" x 12' 6" (3.55m x 3.82m) With window to front elevation, fitted carpet and radiator

BEDROOM 2

11' 10" x 8' 8" (3.63m x 2.65m) With window to rear elevation, fitted carpet and radiator

BEDROOM 3

7' 2" x 8' 11" (2.19m x 2.74m) With window to rear elevation, fitted carpet and radiator

WORKSHOP

7' 2" x 17' 0" (2.19m x 5.2m) With access to;

REAR LOBBY

Housing the Glow Worm boiler and with rear door leading to;

OUTSIDE

Driveway to side of front garden area and enclosed 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

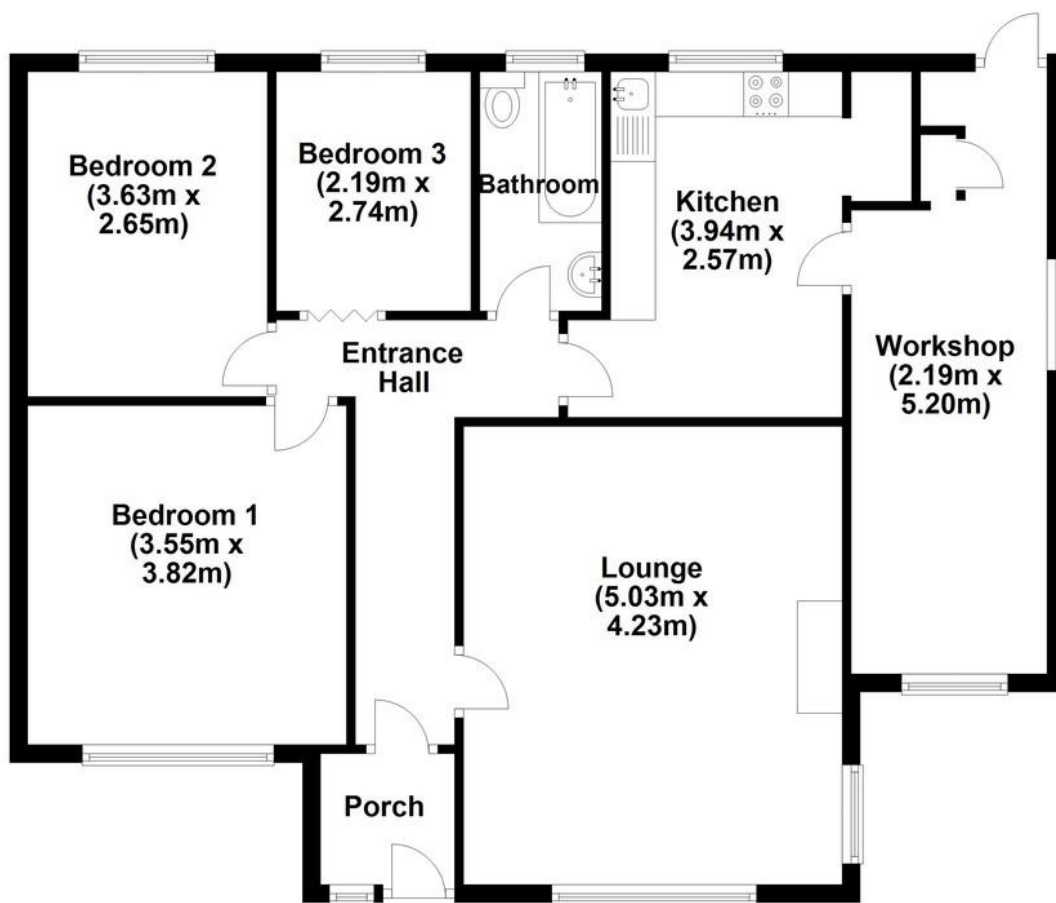


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ESTATE & LETTING AGENTS

Ground Floor

Approx. 92.6 sq. metres (996.5 sq. feet)



Total area: approx. 92.6 sq. metres (996.5 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

