



King & Co.

7 SNETTERTON CLOSE, LINCOLN, LN6 0SN  
£280,000





#### **INFORMATION**

- Gas Central Heating
- Council Tax Band - C
- EPC Rating - D67
- UPVC Double Glazing
- Mains gas, water, electric and drainage
- Off street parking on driveway and garage

This deceptive versatile and spacious bungalow is situated towards the base of a cul-de-sac. Approached over a concrete driveway, providing off street parking for several vehicles, whilst having double timber outward opening gates, leading down one side of the property with car port over.

This spacious and versatile bungalow is entered via double UPVC doors opening to;

#### **ENTRANCE PORCH**

With door leading through to;

#### **ENTRANCE HALL**

Being wide and spacious, it offers two fitted storage cupboards, access to loft space, radiator and fitted carpet.

#### **KITCHEN**

16' 10" x 8' 10" (5.15m x 2.7m) With an extensive range of fitted units including;



Stainless steel sink and drainer unit inset to work surface with cupboard and space below for automatic washing machine, while the work surface continues along the adjacent wall with further units both above and below having larger style unit to one end and four ring electric hob inset to work surface.

Opposite is a further work surface having units above including feature glazed display cupboards and below with wine rack, whilst the work surface extends out centrally to the room creating a two seater breakfast bar.

Also with; UPVC door to side elevation leading out to car port, appropriate wall tiling, vertical radiator, ten flush ceiling down lighters and double doors through to;

### **CONSERVATORY**

14' 11" x 11' 2" (4.56m x 3.42m) With brick dwarf wall and UPVC construction, double doors leading out to rear garden, power points and carpet.

### **LOUNGE**

16' 7" x 13' 9" (5.07m x 4.2m) With window to rear elevation, fire surround to part of one wall with free standing electric fire, coving, radiator, carpet and double doors to;

### **DINING ROOM/ BEDROOM 4**

8' 9" x 7' 6" (2.69m x 2.29m) With radiator and carpet and patio doors into the conservatory.

### **BEDROOM 1**

11' 9" x 12' 5" (3.59m x 3.8m) Having window to front elevation, fitted wardrobes to one wall with shelving, radiator, carpet and double doors to;

### **ENSUITE**

With corner shower, having wall hung electric shower unit, close couple WC, wall hung wash hand basin, chrome ladder effect heated towel rail, obscure glazed window to front elevation and three flush ceiling down lights.

### **BEDROOM 2**

12' 0" x 12' 5" (3.67m x 3.79m) Having window to front elevation, fitted wardrobes to one wall with hanging rail and shelving, radiator, coving and carpet.

### **BEDROOM 3**

9' 1" x 8' 9" (2.78m x 2.69m) With window to rear elevation, fitted wardrobes to one wall with hanging rail and shelving, radiator and carpet.

### **SHOWER ROOM**

Double width shower enclosure with chrome mixer





shower unit, pedestal wash hand basin, close couple WC, appropriate wall tiling, chrome ladder effect heated towel rail and carpet.

**OUTSIDE**

The front garden, is majority leader grass with crazy paved meandering pathway, leading up towards the main entrance.

The two-tiered rear garden offers crazy paved patio standing adjacent to the rear of the property whilst having a laid to grass area adjacent. Steps lead up to a further laid to grass area with circular paved area, providing space for outdoor entertaining/seating.

Also, with raised borders, recently erected, timber fencing to boundaries and prefabricated garden store (2.38m x 2.98m).

**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.

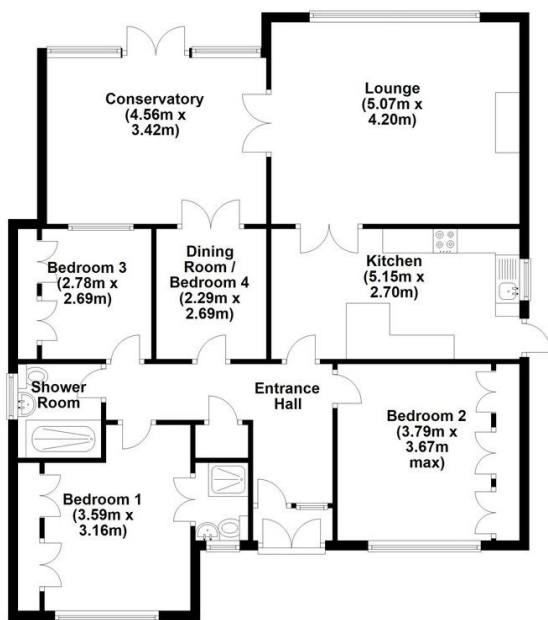
**TENURE**

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

**Ground Floor**  
Approx. 111.8 sq. metres (1202.9 sq. feet)



Total area: approx. 111.8 sq. metres (1202.9 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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

