



**King & Co.**  
ESTATE AGENTS

16 SHAYS DRIVE, LINCOLN, LN6 0RY  
£220,000





This well presented, modern, semi-detached home is entered via UPVC glaze panelled door opening to;

**ENTRANCE LOBBY**

Having stairs rising to first floor, window to rear elevation, radiator, coving and fitted carpet.

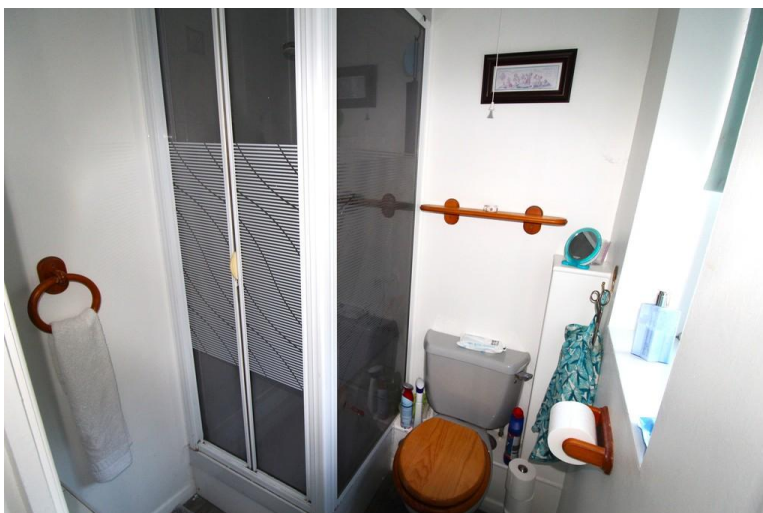
**LOUNGE**

15' 7" x 16' 2" (4.75m x 4.94m reducing to 3.95m) Having two windows to front elevation and one to side, coving, timber fire surround to part of one wall, two radiators, under stairs storage cupboard and fitted carpet.

**KITCHEN**

10' 8" x 8' 9" (3.27m x 2.67m) With modern fitment including; stainless steel sink and drainer unit inset to work surface with cupboards and space for automatic washing machine below. The work surface continues along the neighbouring wall, having four ring gas hobs inset with oven below and extractor hood above. To the adjacent wall is a further work surface with pan drawers below and larder style unit abutting.

Also with; space for tall standing fridge freezer unit, contemporary modern splash backs, window to rear elevation, UPVC door to side elevation, wall hung gas fired " Ideal" boiler and tiled flooring.





### **FIRST FLOOR LANDING**

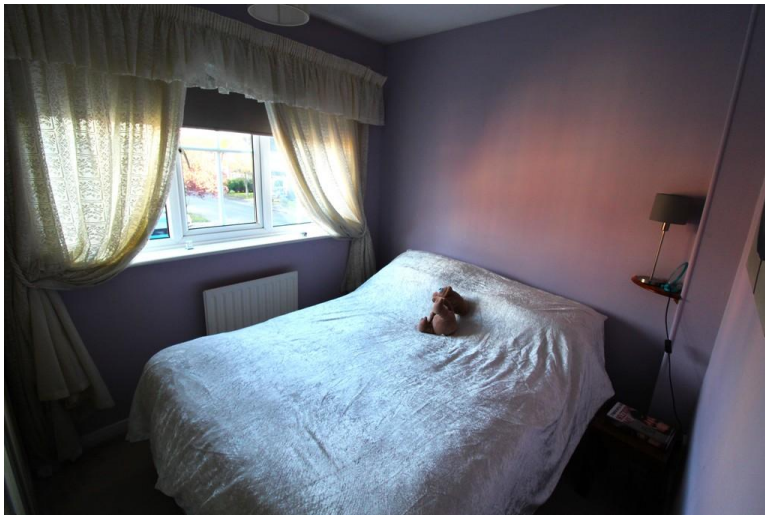
With deep, over stairs storage cupboard, access to loft space with pull down ladder, coving, radiator and carpet

### **BEDROOM 1**

10' 9" x 9' 0" (3.28m x 2.76m) With window to rear elevation, telephone point, carpet and door to;

### **EN SUITE**

Offering fully tiled corner shower cubicle with chrome mixer shower unit, close coupled WC, wash hand basin inset to vanity unit with double cupboard below, appropriate wall tiling, window to rear elevation and vinyl flooring.



### **BEDROOM 2**

9' 9" x 7' 7" (2.98m x 2.33m) Having window to front elevation looking out to Shays Drive, radiator and carpet.

### **BEDROOM 3**

10' 2" x 5' 8" (3.10m x 1.73m) With window to front elevation, radiator and carpet.

### **OUTSIDE**

Set in a small cul-de-sac of similar homes, number 16 is approached over a tarmac driveway which extends down one side of the property creating off street parking for approximately three vehicles.

The front garden has been landscaped with a low maintenance theme in mind, being laid to gravel with low level brick raised borders.

A pair of wrought iron gates divides the driveway from the rear garden, being partly laid to lawn with paved patio area standing adjacent to the rear of the property.

Also with; timber fencing to boundaries, external water tap, timber garden shed.



### **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 and also includes Solar PV to keep energy costs down. None of the service installations within the property have been tested.

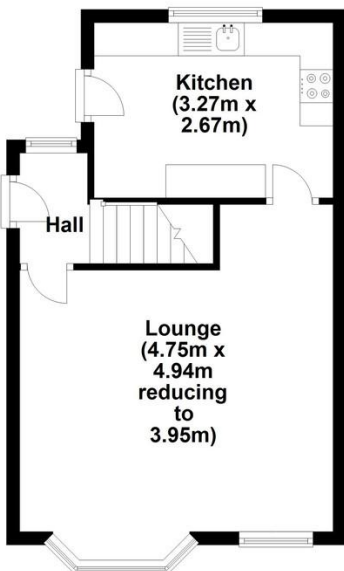
### TENURE

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

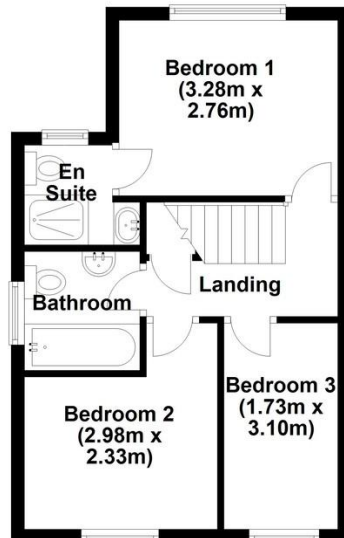
### VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

**Ground Floor**  
Approx. 34.5 sq. metres (371.7 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 68.3 sq. metres (735.3 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.

