



King & Co.
ESTATE AGENTS

60 CAMBRAI CLOSE, LINCOLN, LN1 3UL
ASKING PRICE OF £240,000





This spacious town house is entered via glazed UPVC door opening to;

ENTRANCE HALL

Providing space for coats and boots, door to the integral garage, five flush ceiling down lighters, radiator and fitted carpet.

CLOAKROOM

Having close couple WC, wall hung wash hand basin and ladder effect heated towel rail.

GARAGE

9' 5" x 17' 9" (2.89m x 5.42m) With up and over door, concrete base, power and lighting.

LOUNGE/BEDROOM 4

11' 10" x 15' 11" (3.63m x 4.87m) Having window and double doors leading out to the enclosed rear garden patio, two radiators, four flush ceiling down lighters and carpet.

FIRST FLOOR LANDING

With stairs rising to second floor, radiator and carpet.



OPEN PLAN LIVING KITCHEN

30' 8" x 17' 3" (9.35m x 5.26m) Being split into two areas, the living area enjoys two windows to rear elevation looking out over the neighbouring parkland, four flush ceiling down lighters, vertical radiator, telephone point, TV aerial point.

KITCHEN

17' 2" x 6' 7" (5.25m x 2.01m) With a comprehensive range of modern fitted units including; stainless steel sink and drainer unit inset to work surface with cupboards both above and below with larger style unit adjacent housing Zanussi oven, grill and microwave. Opposite is a further work surface with units below.

Also with; integral dishwasher, fitted washing machine, four ring gas hob inset to work surface, appropriate wall tiling, vertical radiators, five flush ceiling down lighters and solid wood flooring.

SECOND FLOOR LANDING

Having access to loft space, radiator, fitted double storage cupboard, light well and carpet.



BATHROOM

6' 8" x 6' 10" (2.04m x 2.1m) P-shaped bath with chrome mixer tap over, close couple WC, wash hand basin built into vanity unit with double cupboard below, appropriate wall tiling, ladder effect heated towel rail and tiled flooring.

BEDROOM 1

9' 9" x 10' 1" (2.99m x 3.08m) Window to front elevation, fitted double wardrobe with hanging rail and shelf, radiator, carpet and,

ENSUITE

7' 1" x 4' 9" (2.16m x 1.45m) Fully tiled corner shower enclosure with chrome mixer shower, close couple WC, frosted glass pedestal wash hand basin with mixer tap, appropriate wall tiling, ladder effect heated towel rail and tiled flooring.

BEDROOM 2

8' 9" x 12' 7" (2.67m x 3.85m) Window to rear elevation, radiator, telephone point and carpet.

BEDROOM 3

8' 11" x 6' 11" (2.73m x 2.11m) Window to rear elevation, radiator, wardrobe with hanging rail and shelf, telephone point and carpet.





OUTSIDE

The property benefits from a rear patio area with a gate leading to a large communal 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

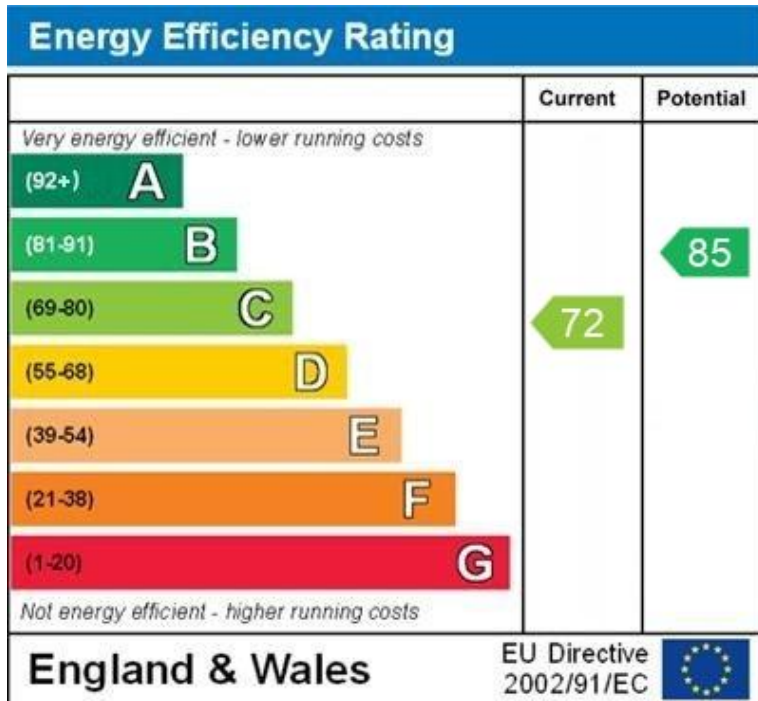
Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

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

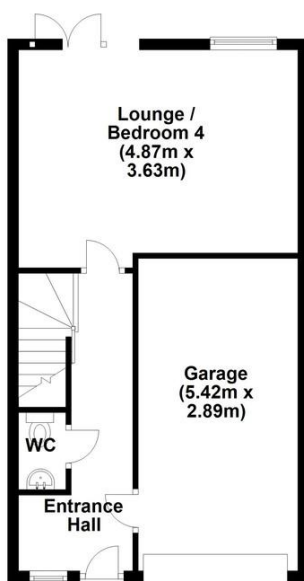
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255



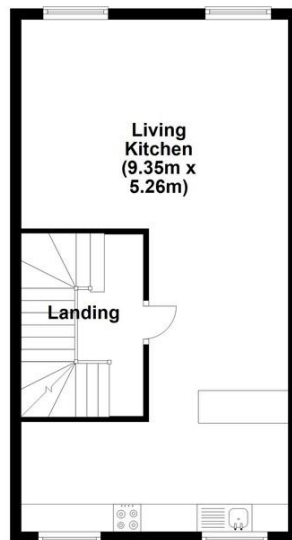
Ground Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



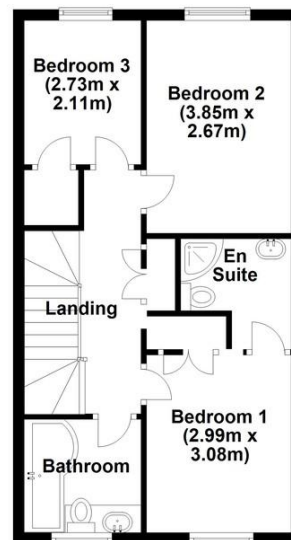
First Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



Second Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



Total area: approx. 132.8 sq. metres (1429.0 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.