



King & Co.
ESTATE AGENTS

4 PAYNELL, LINCOLN, LN2 3SW
ASKING PRICE OF £209,950





INFORMATION

Council tax band B

EPC rating D55

Construction - Solid brick

Tenure - Freehold

Parking - Driveway and garage

The property is approached from the large driveway, with uPVC door leading to;

ENTRANCE HALL

With radiator to one wall, fitted carpet, alcove housing Worcester boiler and access to roof space.

LOUNGE

11' 5" x 19' 9" (3.48m x 6.03m) With fitted carpet, two radiators, gas fire inset to fireplace, lights inset to ceiling, also with ceiling fan.

KITCHEN

9' 10" x 7' 10" (3.01m x 2.41m) With a range of base and wall units, fitted carpet, gas cooker, 1.5m bowl sink and drainer unit, plumbing for an automatic washing machine and fluorescent lights. The kitchen also provides access to the side passage and garden through rear door.



SHOWER ROOM

Being fully tiled and having low slung WC, bidet, vanity unit, ladder style towel radiator, electric shower and downlights lights inset to ceiling.

BEDROOM 1

10' 5" x 12' 9" (3.19m x 3.89m) With Fitted carpet, radiator and built in wardrobe.

BEDROOM 2

8' 10" x 9' 6" (2.7m x 2.92m) With fitted carpet, radiator and sliding door leading to;

BEDROOM 3/DRESSING ROOM

9' 9" x 8' 10" (2.99m x 2.71m) With Vinolay flooring, radiator and patio doors leading to;

CONSERVATORY

8' 3" x 4' 7" (2.52m x 1.41m) With laminate flooring.

GARAGE

26' 10" x 9' 2" (8.2m x 2.81m) With up & over garage door, also having personal door to garden.

OUTSIDE

The property benefits from a long driveway and both a front and rear garden. The front garden being laid to lawn with a side passage to rear garden. The rear garden is also laid to lawn, also with a patio area.

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.

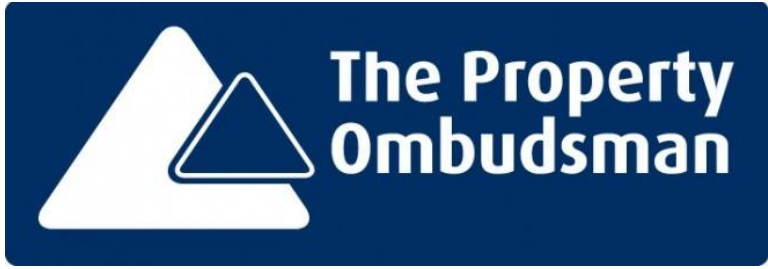
TENURE

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 100.7 sq. metres (1083.9 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.