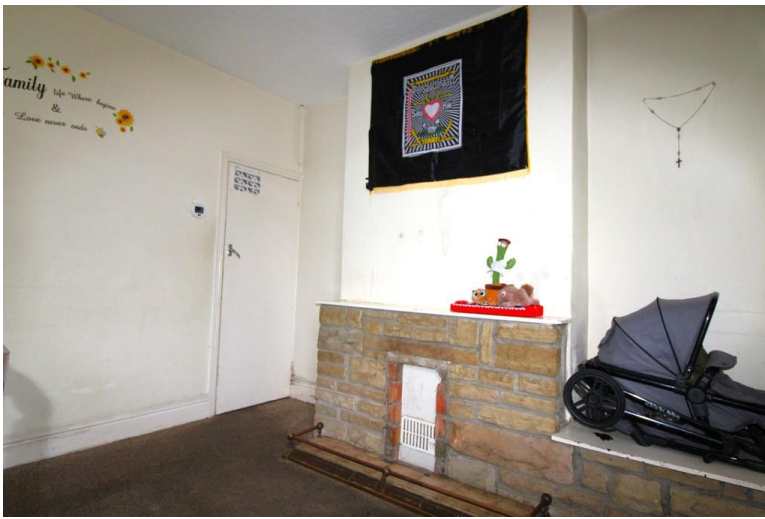




King & Co.

28 LACEBY STREET, LINCOLN, LN2 5NF
ASKING PRICE OF £119,950





INFORMATION

Construction type - Sold brick
 Gas central heating
 On street parking, no permit requires
 Freehold
 Council tax band A
 Epc rating D57

This property stands on Laceby Street, accessed just off Monks Road, there is a shared side entrance passageway with a door leading to;

ENTRANCE HALL

With fitted carpet

LOUNGE

9' 10" x 11' 5" (3.0m x 3.5m) With fitted carpet, radiator, fireplace and window to front elevation

DINING ROOM

11' 5" x 10' 9" (3.5m x 3.3m) With fireplace, radiator, fireplace and window to rear elevation.

KITCHEN

8' 2" x 5' 6" (2.5m x 1.7m) Accessed from the dining room, having Vinolay flooring, stainless steel sink and drainer unit, a range of base and wall units, four ring electric hob, oven inset to wall units at chest height.

INNER HALLWAY

from kitchen to;

BATHROOM

Having panelled bath, pedestal wash basin, low slung WC, electric shower over bath and radiator. Also houses Ideal central heating boiler.

Stairs leading to;

FIRST FLOOR LANDING

BEDROOM 1

10' 9" x 10' 5" (3.3m x 3.2m) With fitted carpet, radiator and window to rear elevation

BEDROOM 2

7' 6" x 7' 2" (2.3m x 2.2m) With fitted carpet, radiator and window to front elevation

BEDROOM 3

7' 2" x 10' 5" (2.2m x 3.2m) With fitted carpet, radiator and window to front elevation

OUTSIDE

Paved garden area to the rear of the property with 2 outbuildings.

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 partially double glazed. 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