



King & Co.

51 THE FIELDS, WASHINGTON, LINCOLN LN4 1FY  
£455,000





Located on this new development on the outskirts of the village this spacious four bedroomed house offers well planned open living dining kitchen together with a further quiet lounge. The good sized garden is fully enclosed

#### **ENTRANCE HALL**

With wooden floor, radiator and access to garage

#### **LOUNGE**

11' 9" x 12' 5" (3.6m x 3.8m) With window to front elevation, fitted carpet and radiator

#### **CLOAKROOM**

With low slung WC, pedestal wash basin, wooden flooring and radiator.

#### **FAMILY LIVING KITCHEN**

26' 2" x 8' 1" (7.989m x 2.483m) An L shaped room having a well fitted kitchen with an Island unit with induction hob with extractor fan above and built in cupboards below.

Also having integrated fridge freezer, larder cupboard, range of base and wall units, marble worktop with sink unit with mixer taps inset. The lounge area has bi fold doors leading to the patio and rear garden.





### **UTILITY ROOM**

6' 10" x 5' 6" (2.1m x 1.7m) Having a matching range of units, wooden floor, Vaillant central heating boiler. Plumbing for automatic washing machine

### **STAIRS AND LANDING**

The staircase rises from the Entrance Hallway to First Floor Landing with fitted carpet. Access to the boarded loft space, airing cupboard with large hot water tank and shelving

### **MASTER BEDROOM**

16' 5" x 10' 1" (5.02m x 3.082m) Having a good range of fitted wardrobes, fitted carpet and radiator

### **EN SUITE**

8' 10" x 5' 3" (2.7m x 1.62m) Fully tiled walk in shower, vanity basin, ladder radiator, low suite w.c., radiator

### **BEDROOM TWO**

10' 9" x 9' 5" (3.3m x 2.88m) With fitted carpet and radiator

### **BEDROOM THREE**

9' 2" x 10' 9" (2.8m x 3.3m) having a range of fitted wardrobes, fitted carpet and radiator



### **FAMILY BATHROOM**

P shaped bath with power shower over, vanity basin and enclosed w.c. Towel radiator, tiled floor

### **BEDROOM FOUR**

8' 10" x 10' 0" (2.7m x 3.05m) with fitted wardrobes, fitted carpet and radiator

### **SINGLE GARAGE**

with up and over door, light and power connected. Personal door to the Entrance Hallway

### **OUTSIDE FRONT**

To the front of the property is a block paved driveway, lawn and shrubs to the front boundary. There is a gate leading to the rear garden.

### **REAR GARDEN**

The rear garden wraps around the property and is laid mainly to lawn with a patio area which is by the bi fold doors leading from the Lounge 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.

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.



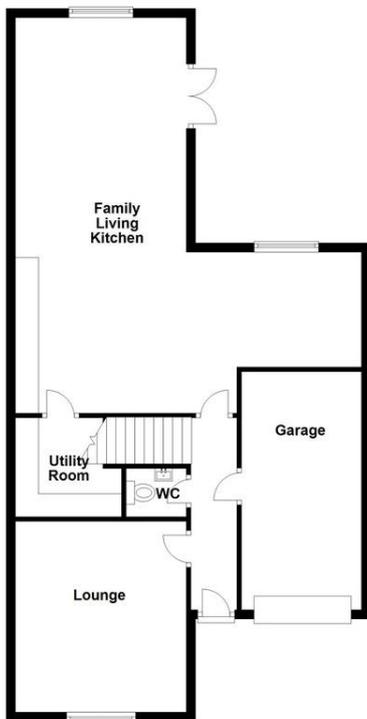
**TENURE**

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



First Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		92
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	