



King & Co.

7 COOPER CLOSE, NETTLEHAM, LN2 2XX  
OFFERS IN THE REGION OF £165,950





### **INFORMATION**

Construction type - Insulated cavity wall  
Gas central heating  
Off street parking  
Freehold  
Council tax band B  
Epc rating C72

### **KITCHEN**

7' 10" x 6' 0" (2.4m x 1.84m) With Vaillant boiler, four ring hob inset over oven and extractor fan over hobs, plumbing for an automatic washing machine, stainless steel sink and drainer unit with mixer taps, Vinolay flooring.

### **DINING AREA**

5' 10" x 7' 10" (1.8m x 2.4m) With fitted carpet and radiator and patio doors to garden. Also benefitting from the possibility of being able to extend the kitchen and dining area out further, subject to any relevant building regulations/planning requirements.

### **LOUNGE**

12' 1" x 12' 8" (3.7m (Max) x 3.88m) With feature fireplace, wall lighting, fitted carpet, radiator and under stairs cupboard



## BATHROOM

Having pedestal wash basin, bath with power shower over, low slung WC, fully tiled wall, Vinolay flooring and radiator

## BEDROOM 1

12' 2" (max) x 11' 3" (3.72m (max) x 3.43m) Having over stairs cupboard with shelves, fitted carpet and radiator

## BEDROOM 2

9' 6" x 6' 0" (2.9m x 1.83m) With fitted carpet and radiator.

## OUTSIDE

Garden area with outside tap

## 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

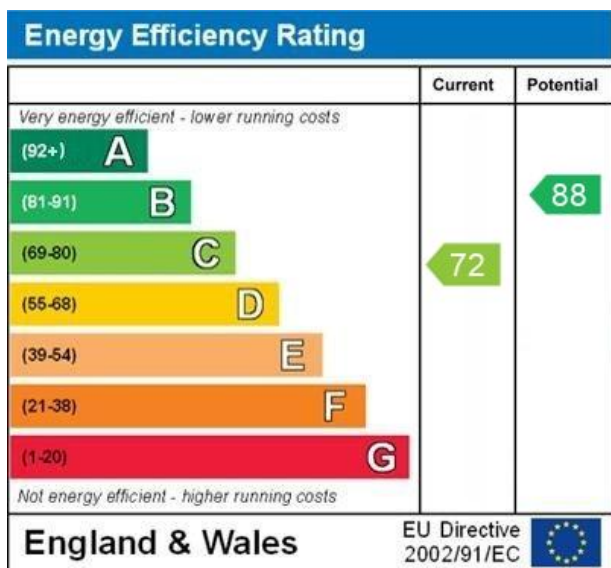
Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

## TENURE

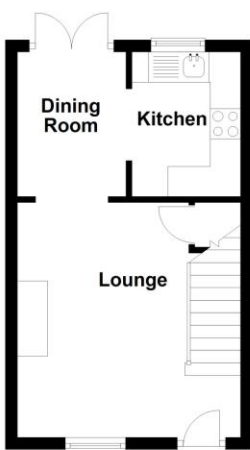
We understand that the property is freehold. Vacant possession will be given upon completion.

## VIEWINGS

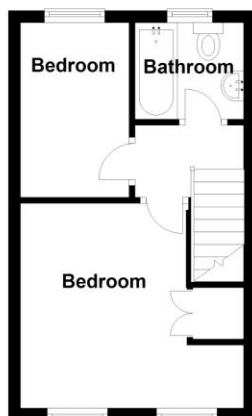
Strictly by prior appointment through the Agents office on 01522 525255



**Ground Floor**  
Approx. 23.7 sq. metres (254.9 sq. feet)



**First Floor**  
Approx. 23.6 sq. metres (254.4 sq. feet)



Total area: approx. 47.3 sq. metres (509.3 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.