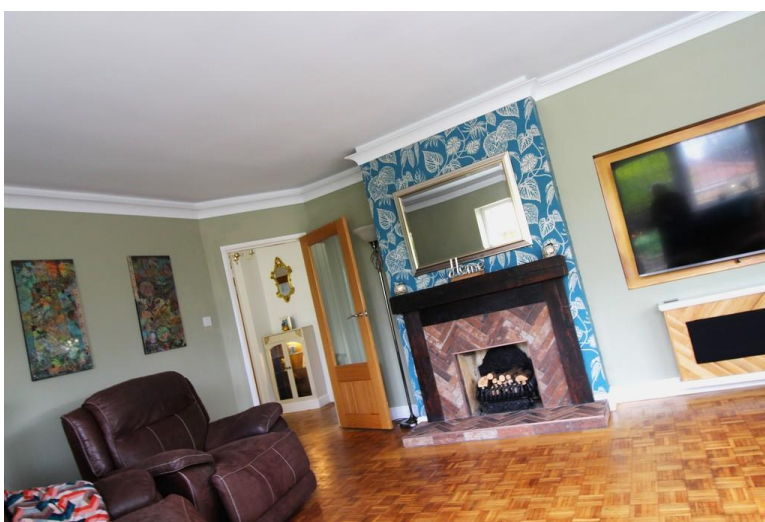




King & Co.

RECTORY LANE, WADDINGTON, LN5 9RS
£470,000





INFORMATION

Construction type - Cavity
 Gas central heating
 Off street parking and garage
 Freehold
 Council tax band E
 EPC rating D58

ENTRANCE HALL

Having double cupboard with washing machine, radiator, solid wood flooring and inset lighting

STUDY

11' 1" x 9' 6" (3.39m x 2.91m) With fitted carpet, radiator, solid doors with glass panels throughout

BATHROOM

9' 9" x 6' 6" (2.99m x 2.00m) With 'P' shaped bath, shower over bath, low slung WC, wall mounted wash hand basin, built-in shelving and mirror with light over.

LOUNGE

17' 8" x 13' 9" (5.4m x 4.2m) With parquet flooring, feature fireplace, French doors to rear garden and radiator.



MASTER BEDROOM

13' 3" x 11' 1" (4.05m x 3.39m) With inset lighting, fitted carpet and radiator.

DRESSING ROOM

6' 7" x 4' 3" (2.01m x 1.3m) With fitted carpet and recess

Inner hallway to

MAIN HALLWAY

With cupboard housing boiler

BEDROOM 2

13' 5" x 8' 2" (4.09m x 2.5m) With fitted carpet, wardrobe and radiator.

DINING KITCHEN

23' 3" x 11' 1" (7.09m x 3.39m) With a range of fitted base and wall units, with quartz worktops incorporating stainless steel sink inset to work surface and 4 ring gas hob inset to work surface as well. Also having quartz window sills, integrated fridge and freezer, double oven, tiled floor and radiator.

ANNEXE

GYM

12' 5" x 12' 9" (3.8m x 3.9m) With laminate flooring and radiator.

BEDROOM

11' 9" x 8' 2" (3.6m x 2.5m) With fitted carpet, inset lights and door to garden

HALLWAY

With two built in cupboards housing hot water tank.

BATHROOM

With panelled bath with electric shower over, pedestal wash basin and low slung WC.

GAMES ROOM

11' 9" x 10' 2" (3.6m x 3.1m) With radiator

GARAGE/WORKSHOP

11' 5" x 16' 9" (3.5m x 5.13m) With up and over door, pedestrian door and lights. Also housing boiler for the Annex.





OUTSIDE

The property benefits from a large amount of outside space comprising of a large driveway to the front, providing enough space to fit around 4 vehicles on.

Further outdoor space is available to the rear of the property, including a patio area just outside of the annex and a separate patio area out from the dining kitchen of the main house, the rest of the garden is majority laid to lawn and also benefits from two sheds.

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.

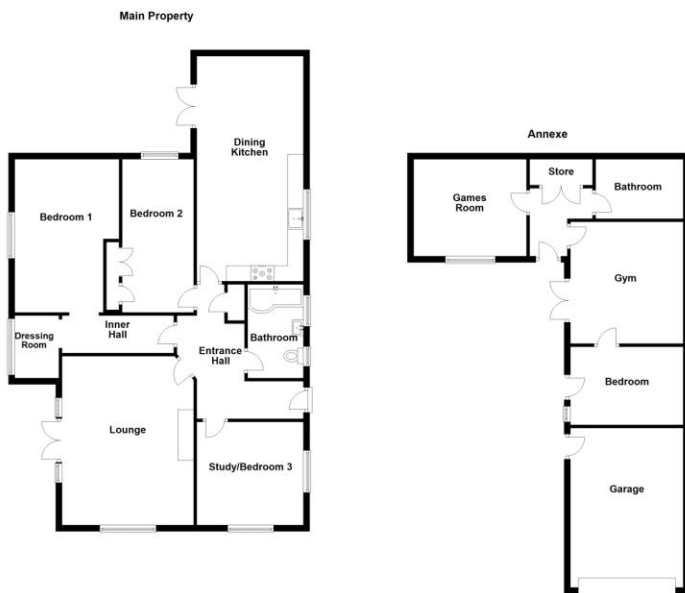
Both the main bungalow and the annex have separate gas and electricity meters/supplies.

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



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

