



King & Co.

59 PADDOCK LANE, METHERINGHAM, LN4 3YG
£214,950





INFORMATION

Construction type - Insulated cavity wall
 Gas central heating
 Off street parking
 Freehold
 Council tax band C
 Epc rating E53

ENTRANCE HALL

Having tiled floor and radiator

CLOAKROOM

With tiled floor, low slung WC and wash hand basin

LOUNGE/DINER

13' 10" x 18' 9" (4.24m x 5.72m max) With tiled floor, fireplace with electric fire, two radiators and patio doors to rear garden

KITCHEN

7' 7" x 13' 10" (2.32m x 4.22m) Having a range of base and wall units, tiled floor, plumbing for an automatic washing machine and dishwasher, stainless steel sink and drainer unit with mixer taps, 4 ring gas hob and inset oven. Also benefitting from Baxi wall mounted boiler and under stairs cupboard.



BEDROOM 1

11' 4" x 8' 11" (3.46m x 2.72m) With fitted carpet, fitted wardrobe, window to front elevation, radiator also having access to;

ENSUITE

With corner shower, tiled floor, pedestal wash basin, ladder style towel radiator and low slung WC

BEDROOM 2

10' 6" x 9' 8" (3.22m x 2.95m) With fitted carpet, radiator, window to front elevation and wardrobe.

BEDROOM 3

7' 2" x 11' 3" (2.2m x 3.45m max) With window to rear elevation, fitted carpet and radiator

FIRST FLOOR LANDING

With airing cupboard

BATHROOM

With tiled floor, pedestal wash basin, low slung WC and shower cubicle.

OUTSIDE

The property benefits from both a front and rear garden with ample parking space to the front.

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

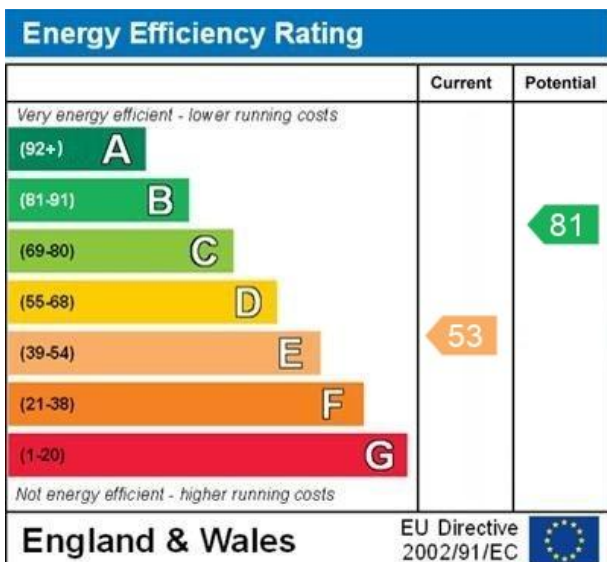
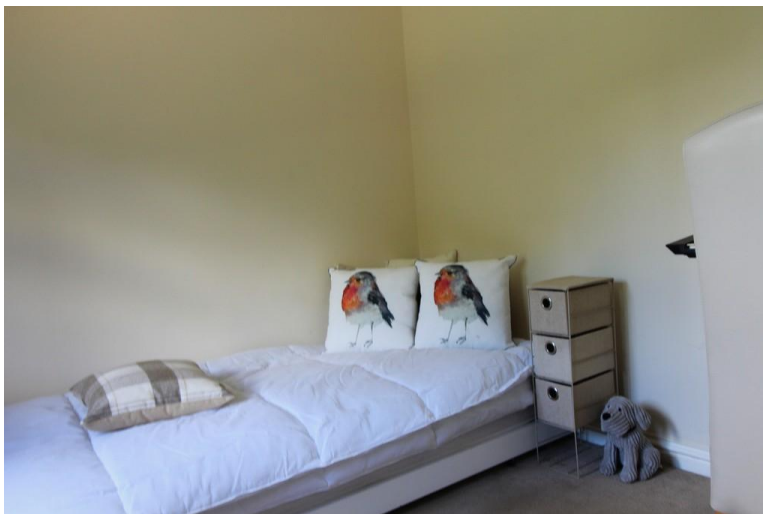
Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

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

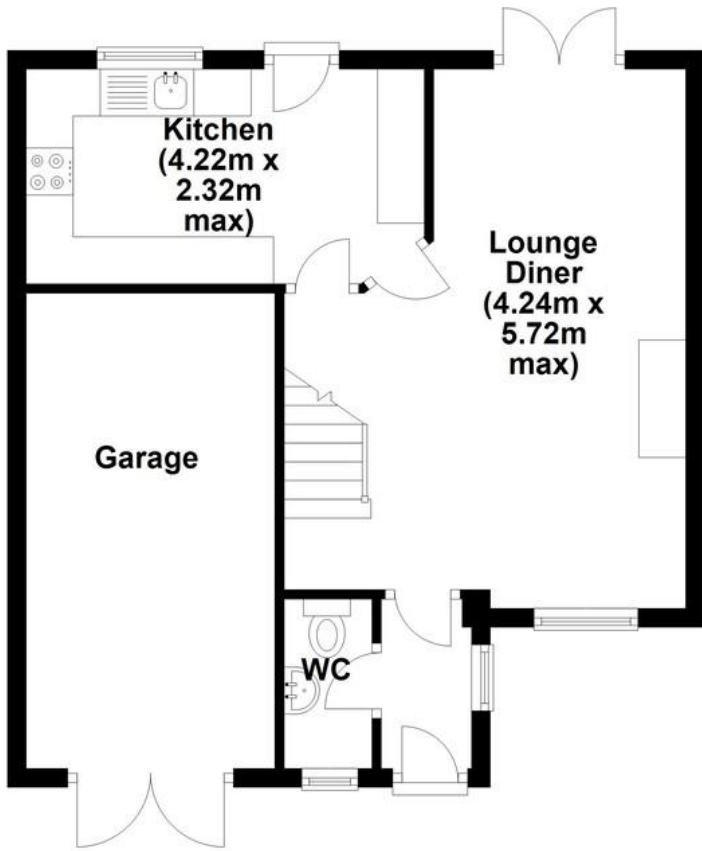
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255



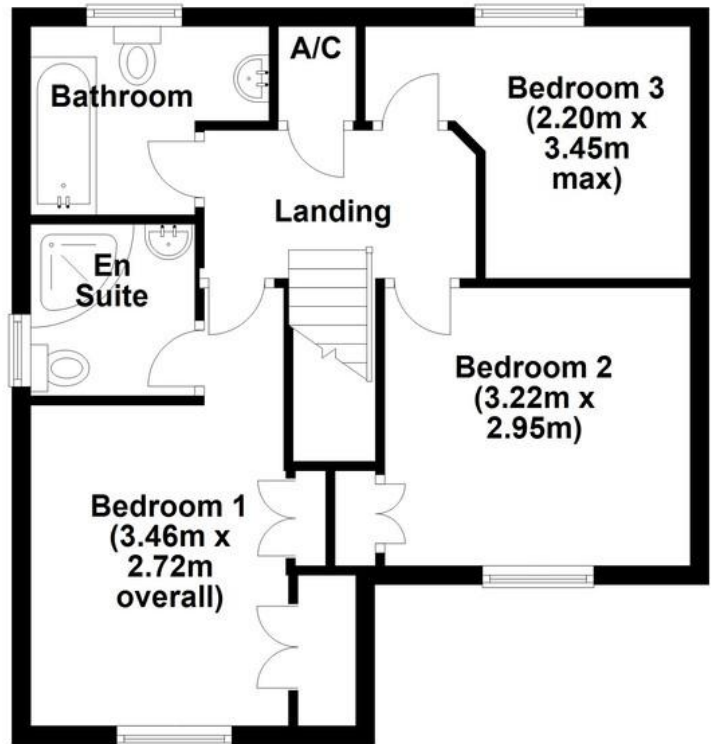
Ground Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.8 sq. feet)



Total area: approx. 94.9 sq. metres (1021.1 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.

