



King & Co.

11 THE CHESTNUTS, NETTLEHAM, LN2 2NH
£324,950





INFORMATION

- Council tax band C
- EPC rating - D56
- Construction - Cavity Wall
- Tenure - Freehold
- Parking - Drive way and garage

uPVC door leading to;

ENTRANCE HALL

With Side screen, double cupboard, fitted carpet and radiator.

INNER HALLWAY

Being 'L' shaped with former airing cupboard

DINING KITCHEN

Having a range of base and wall units, an inset double electric oven, stainless steel sink and drainer unit with mixer taps, laminate flooring and radiator.

LOUNGE

With electric log effect fire, fitted carpet and two radiators.



SEPARATE WC

With low suite WC and laminate flooring

BATHROOM

Having vanity basin with cupboards below, ladder style radiator, shower cubicle with electric shower, recessed lighting, fully tiled wall and laminate flooring.

BEDROOM 1

With a range of built in wardrobes and dressing table, fitted carpet and radiator.

BEDROOM 2

With fitted carpet and radiator

BEDROOM 3

With patio doors to rear garden, fitted carpet and radiator.

GARAGE

With electricity connected and up and over garage door

OUTSIDE

Covered area leading from garage to rear garden and block paved driveway to front.

REAR GARDEN

Being enclosed and mostly laid to lawn whilst having a summerhouse, potting shed and patio 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.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor

Approx. 108.6 sq. metres (1168.7 sq. feet)



Total area: approx. 108.6 sq. metres (1168.7 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.