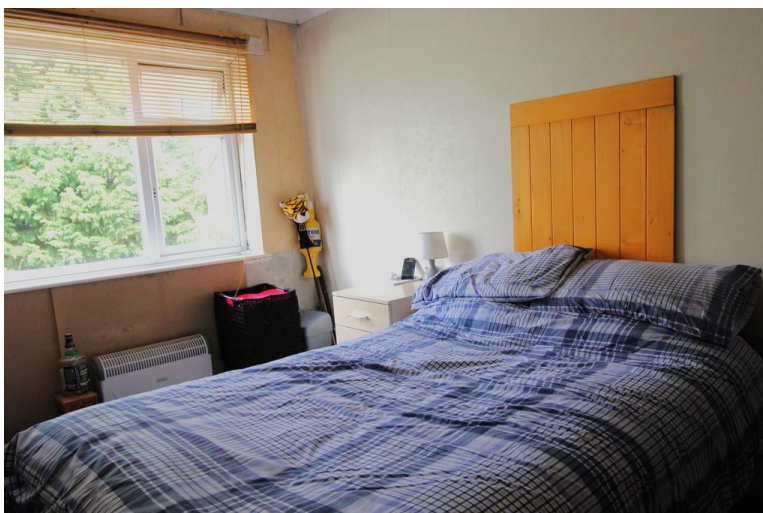




King & Co.

26A LINCOLN ROAD, BRANSTON, LN4 1PA
OFFERS IN REGION OF £209,950





INFORMATION

Construction type ~ Cavity Wall (filled)

Heating Type ~ Gas central heating

Parking ~ Garage & Driveway

Tenure ~ Freehold

Council tax band ~ D

EPC rating ~ D59

The property is approached from the driveway, with UPVC door leading to;

ENTRANCE HALL

With laminate flooring, radiator and stairs to first floor

LOUNGE

17' 3" x 13' 0" (5.27m x 3.98m) With window to front elevation, TV and telephone point, feature fireplace, laminate flooring and radiator.

KITCHEN/DINER

Having a range of base and wall units, stainless steel sink and drainer unit with mixer tap inset to work surface, inset electric oven and four electric hobs also inset to work surface with extractor hood above.

The room also benefits from a window to rear elevation, laminate flooring, radiator, ample space for dining table and chairs and double doors to lounge.



WC

With low suite WC and window to rear elevation

FIRST FLOOR LANDING

With laminate flooring and window to front elevation

BEDROOM 1

13' 10" x 12' 11" (4.24m x 3.96m) With fitted carpet, built in wardrobes, radiator and window to front elevation

BEDROOM 2

12' 11" x 8' 6" (3.96m x 2.60m) With fitted carpet, radiator and window to rear elevation



BEDROOM 3

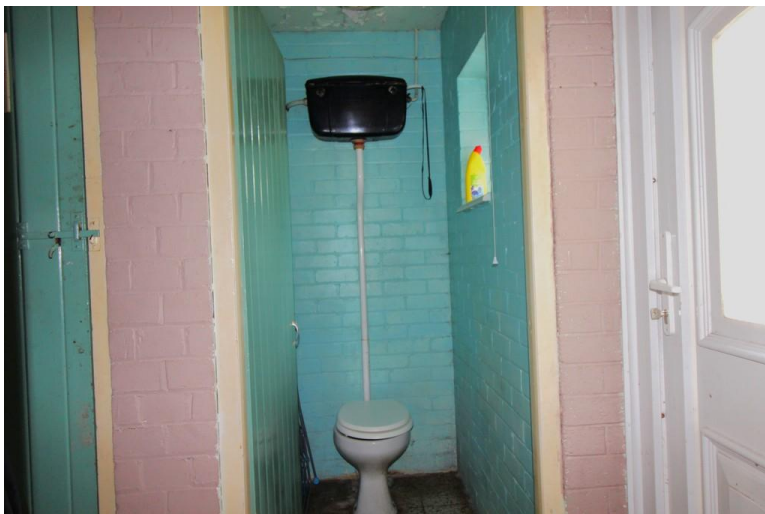
11' 7" x 10' 5" (3.54m x 3.18m) With fitted carpet, radiator and window to side elevation

BEDROOM 4

10' 3" x 7' 6" (3.14m x 2.3m) With fitted carpet, radiator and window to front elevation

BATHROOM

With four-piece suite comprising of panelled bath, low suite WC, basin and shower cubicle, also having window to side elevation.



INTEGRAL GARAGE

16' 5" x 7' 10" (5.02m x 2.39m) With wooded doors and pedestrian door into main house

OUTSIDE

The front of the property has a laid to lawn area with a driveway big enough for at least 3 cars in front of the integral garage and pathway leading to the front door.

The fully enclosed garden to the rear of the property is mainly laid to lawn with a 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.



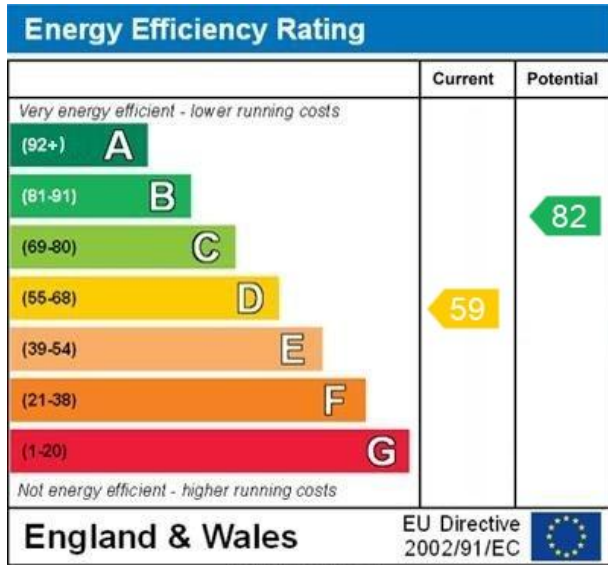


TENURE

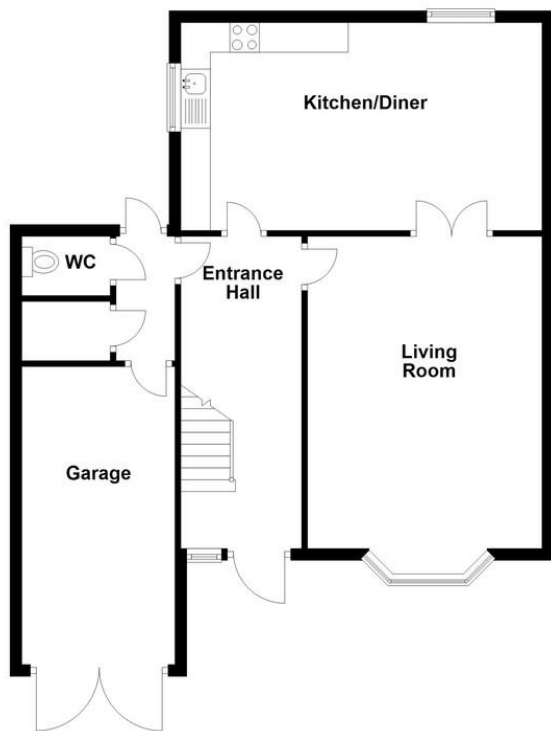
We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

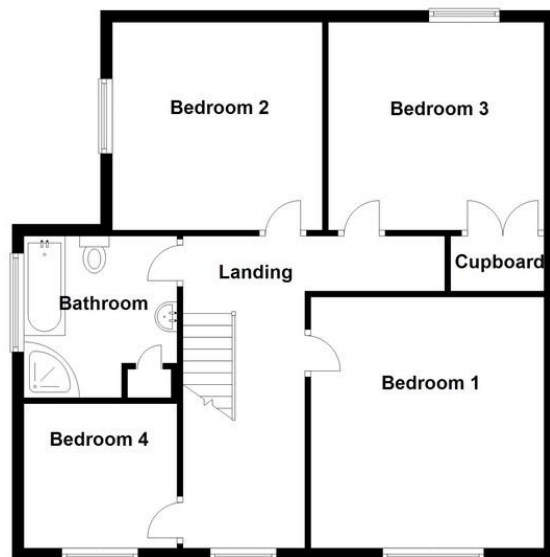
Strictly by prior appointment through the Agents office on 01522 525255



Ground Floor
Approx. 72.9 sq. metres (784.2 sq. feet)



First Floor
Approx. 70.5 sq. metres (758.7 sq. feet)



Total area: approx. 143.3 sq. metres (1543.0 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.