



King & Co.

1 GRESLEY DRIVE, LINCOLN, LN6 7EJ  
£220,000





#### **INFORMATION**

Construction type ~ Cavity wall, insulated

Heating Type ~ Gas central heating

Parking ~ Garage and Driveway

Tenure ~ Freehold

Council tax band ~ B

EPC rating ~ C71

Broadband ~ FTTP

The property is approached along the block paved driveway with front door leading to;

#### **ENTRANCE HALL**

With alarm controls, radiator and laminate flooring.

#### **CLOAKROOM**

With low-suite WC, tiled floor, radiator, coat hooks and consumer unit.

#### **LOUNGE**

14' 1" x 11' 9" (4.3m x 3.6m) With laminate flooring, window to front elevation, gas point for potential fire, radiator and double doors leading to;





### **DINING KITCHEN**

15' 1" x 8' 10" (4.6m x 2.7m) Benefitting from breakfast bar, tiled floor, a range of base and wall units, Belfast sink with mixer tap, wooden work surfaces, gas hob inset to work surface with extractor fan above and oven below being partially tiled between base and wall.

The dining kitchen also houses the Worcester central heating boiler and has uPVC patio doors leading to the rear garden.

Staircase to first floor landing with fitted carpet

### **FIRST FLOOR LANDING**

With laminate flooring



### **BATHROOM**

With panelled bath, pedestal wash basin, low suite WC, Radiator

### **BEDROOM 1**

8' 10" x 14' 1" (2.7m x 4.3m) With laminate flooring, radiator and window to front elevation

### **BEDROOM 2**

8' 10" x 9' 2" (2.7m x 2.8m) With laminate flooring, radiator and window to rear elevation



### **BEDROOM 3**

12' 5" x 5' 10" (3.8m x 1.8m) With laminate flooring, radiator and window to front elevation

### **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.

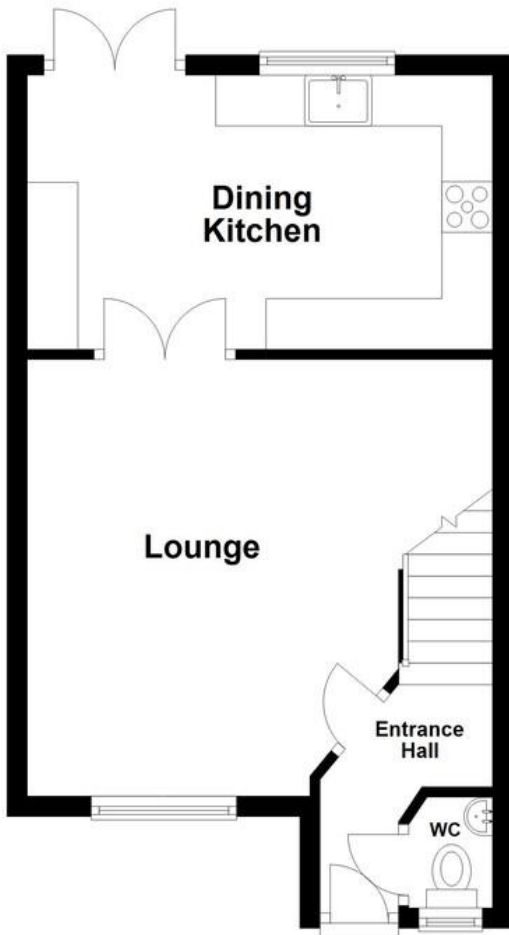
### **VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255



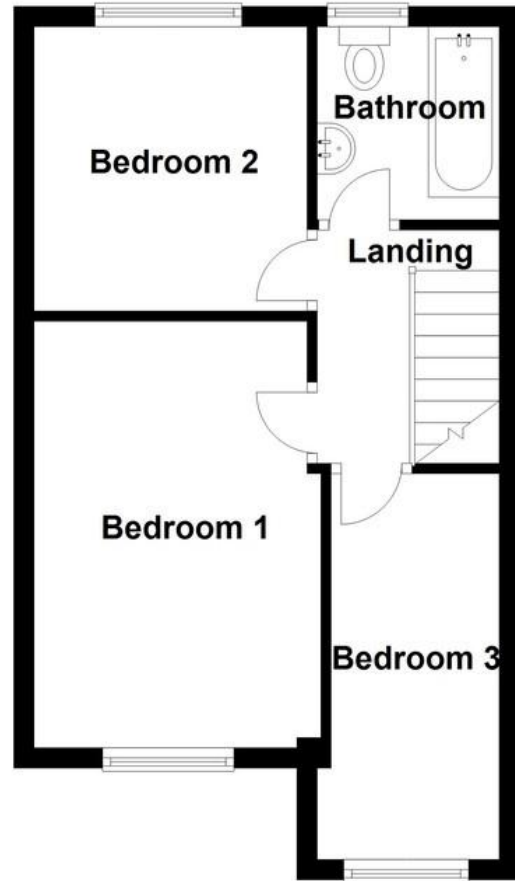
## Ground Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 69.9 sq. metres (752.8 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	