



King & Co.

4 NERO WAY, LINCOLN, LN6 8JP  
ASKING PRICE OF £280,000





- ~ Construction: Cavity wall
- ~ Council Tax Band: C
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Garage and Driveway
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C78

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>

#### **ENTRANCE HALL**

With stairs rising to the first floor



#### **KITCHEN**

12' 0" x 8' 0" (3.66m x 2.45m) With uPVC window to the front elevation, tiled floor, radiator, range of base and wall units, built in fridge-freezer, washing machine, four ring gas hobs inset to work surface and oven below with extractor fan above. Giving access to:

#### **DINING ROOM**

11' 5" x 8' 0" (3.48m x 2.45m) With uPVC window to the rear elevation, fitted carpet, and radiator



### **LOUNGE**

11' 8" x 16' 4" (3.58m x 4.98m reducing to 4.01) With uPVC patio doors onto the garden, fitted carpet, and radiator.

### **CLOAKROOM**

With wash hand basin, W.C., Vinolay flooring, and radiator.

### **FIRST FLOOR LANDING**

With fitted carpet

### **BEDROOM 1**

13' 2" x 8' 9" (4.02m x 2.68m) With uPVC window to the rear, fitted carpet, and radiator

### **ENSUITE**

With white three piece suite comprising shower cubicle, pedestal wash hand basin, W.C., Vinolay flooring, and radiator.

### **BEDROOM 2**

9' 2" x 9' 10" (2.80m x 3.02m) With uPVC window to the rear, fitted carpet, and radiator. Giving access to the:

### **BEDROOM 3**

10' 0" x 7' 2" (3.05m x 2.19m) With uPVC window to the front, fitted carpet, and radiator



### **BATHROOM**

7' 2" x 6' 9" (2.20m x 2.08m Max) With uPVC window to the front, white three piece suite comprising bath, wash hand basin, W.C., Vinolay flooring, and radiator.

### **OUTSIDE**

Having driveway extending down one side of the property, providing off-street parking whilst also allowing access to the

### **GARAGE**

Being a brick and block construction, up, and over door and concrete base.

The rear garden is partly to grass with paved patio area standing adjacent to the rear of the property and having timber fencing to boundaries.

### **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**

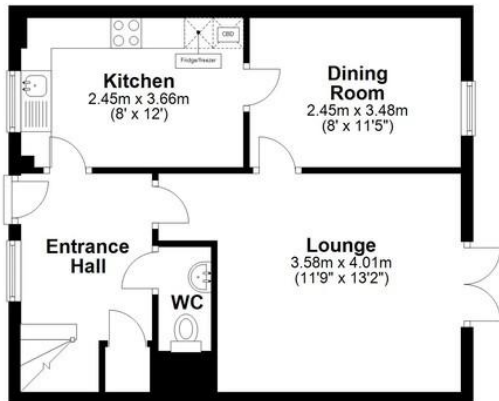
We understand that the property is freehold. Vacant possession will be given upon completion.

**VIEWINGS**

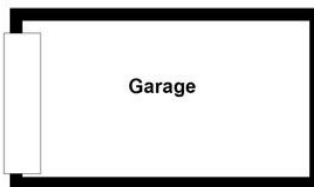
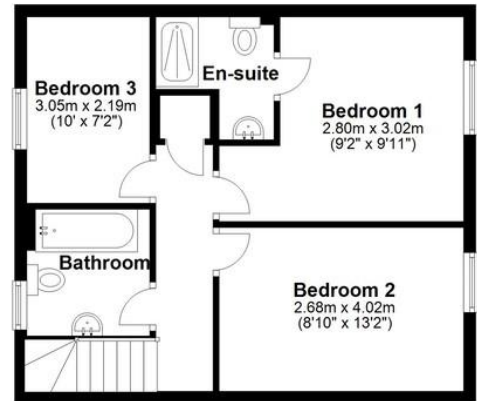
Strictly by prior appointment through the Agents office on 01522 525255

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**Ground Floor**  
Approx. 56.5 sq. metres (608.2 sq. feet)



**First Floor**  
Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 98.9 sq. metres (1064.9 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.