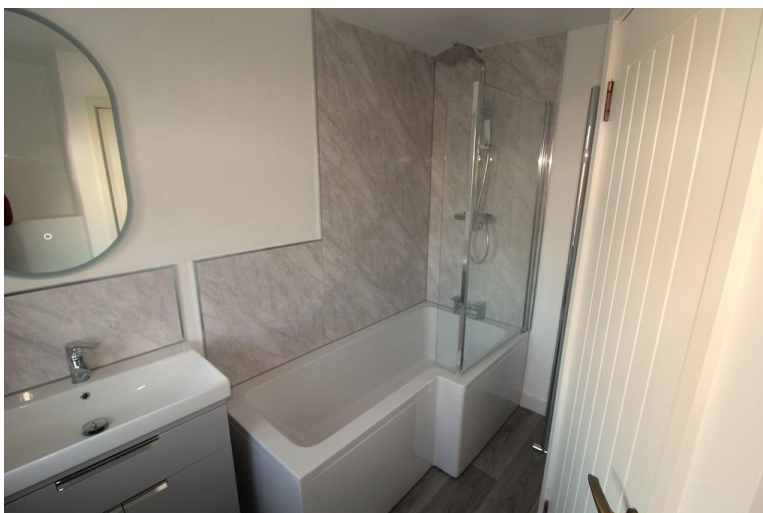




King & Co.

96 NIGHTINGALE CRESCENT, LINCOLN, LN6 0JZ
£189,950





An extensively renovated, three bedroom end of terrace offered for sale with no ongoing chain.

The property has recently undergone a thorough scheme of modernisation to include but not limited to;

- Windows and doors
- Newly decorated throughout
- New carpets
- New kitchen with fitted Hotpoint appliances
- New bathroom
- New consumer unit
- Modern gas central heating system

MATERIAL INFORMATION

- Construction - Cavity wall
- Heating type - Gas central heating
- Parking - Off street and garage
- Tenure - Freehold
- Council tax band - A - Lincoln City Council
- EPC rating - D57
- Broadband - For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>



ENTRANCE LOBBY

Providing space for coats and being open with

KITCHEN

17' 5" x 10' 2" (5.31m x 3.11m) Newly fitted and comprising;

Work surface to majority of one wall with units to eye and base level, 1 1/2 sink and drainer unit inset, Hotpoint 4 ring hob, integral dishwasher and integral washing machine.

Opposite is a bank of units housing stainless steel Oven and microwave, units adjacent and integral fridge and freezer unit.

Also with; stairs rising to first floor, wood effect laminate flooring, 8 flush ceiling down lighters, radiator, UPVC door allowing access out to the abutting rear garden patio and opening to;

STUDY AREA

6' 8" x 4' 11" (2.05m x 1.52m) Having window to front elevation, radiator and wood effect laminate flooring.

LOUNGE

17' 6" x 10' 6" (5.34m x 3.22m) With window to front elevation looking out to Nightingale Crescent, French doors leading out to rear garden patio, electric fire inset to chimney breast, radiator and wood effect laminate flooring.

FIRST FLOOR LANDING

Window to rear elevation, fitted storage cupboard housing wall hanging Ideal Logic boiler, access to loft space and carpet.

BEDROOM 1

9' 8" x 9' 4" (2.97m x 2.87m) Window to front elevation, fitted double wardrobe, radiator and carpet.

BEDROOM 2

9' 1" x 7' 7" (2.77m x 2.33m overall, excluding lobby and wardrobe) Window to front elevation, fitted wardrobe, radiator and carpet.

BEDROOM 3

7' 6" x 7' 7" (2.29m x 2.33m) Window to rear elevation, radiator and carpet.

BATHROOM

Newly fitted suite including; P-shaped bath having wall



hung chrome mixer shower unit with double head above, close couple WC, sink with cupboards below.

Also with; window to rear elevation, 3 flush ceiling down lighters, chrome ladder effect heated towel rail and wood style vinyl flooring.

OUTSIDE

Situated on Nightingale Crescent and approached via gravelled driveway providing off street parking with block paved pathway to one side leading up to the front entrance.

The rear garden enjoys a newly fitted paved patio area standing adjacent to the rear of the property providing an ideal seating / entertaining areas and with paving continuing towards the rear boundary with laid to grass areas either side which, via a timber pedestrian door, allows access to the

GARAGE (2.76m x 4.87m)

Up and over door, concrete base

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.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

TENURE

Freehold

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.

