



# King & Co.

1 BROOM CLOSE, WITHAM ST HUGHS,  
LINCOLN, LN6 9XH  
£289,000





## DESCRIPTION

King & Co are proud to present this wonderful family home, located close to all the amenities and schooling Witham st Hughs has to offer. The property benefits from living room, open-plan kitchen/diner, 3 spacious bedrooms, en-suite, bathroom, downstairs WC and utility. Outside there is parking for 3 cars, a larger than average garage (currently used as a gym) and a good-sized garden.



Construction - Cavity wall

Heating - Gas fired from combi-boiler

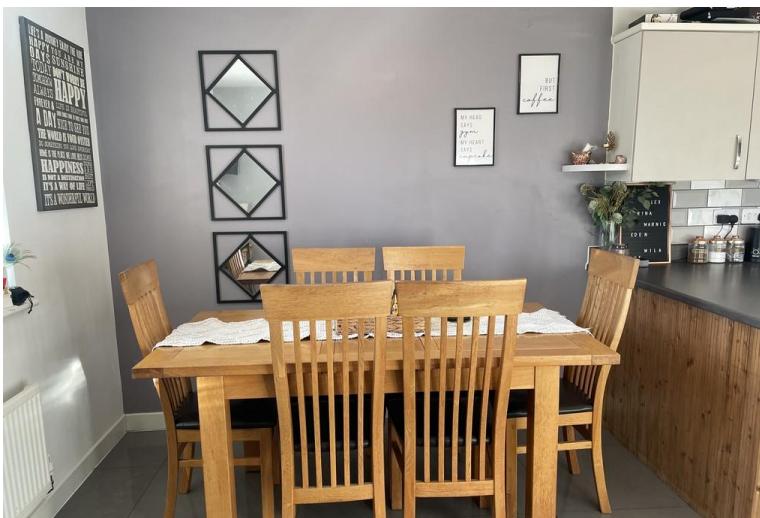
Off street parking and garage

Council tax band c

EPC rating B

Mobile - Mobile coverage available

Broadband - <https://checker.ofcom.org.uk/>



## VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

## 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



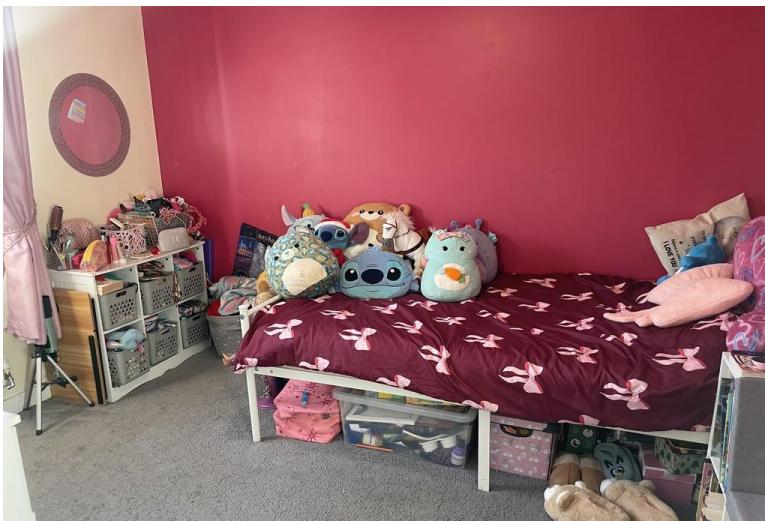
the property have been tested.

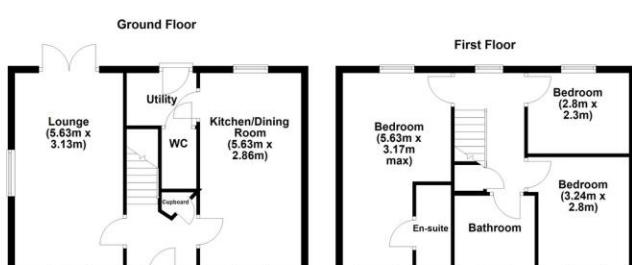
#### TENURE

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

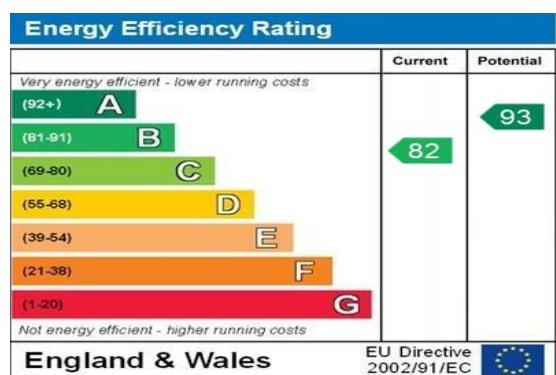
#### ANTI MONEY LAUNDERING

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.





While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



33 Silver Street, Lincoln,  
Lincolnshire, LN2 1EW

[www.kingandcolincoln.co.uk](http://www.kingandcolincoln.co.uk)  
[property@kingandcolincoln.co.uk](mailto:property@kingandcolincoln.co.uk)  
 01522 525 255

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.