



# King & Co.

1 KEADBY CLOSE, LINCOLN, LN6 0DZ  
£195,000





## DESCRIPTION

King & Co are delighted to present this beautifully refurbished two double bedroom home, finished to an exceptional standard throughout. Internally, the property offers a cozy living room, a separate dining area, a charming cottage-style kitchen, two well-proportioned double bedrooms, and a modern bathroom. Externally, the home boasts a wonderful south-facing garden along with off-street parking for a couple of vehicles. Conveniently located close to local amenities, transport links, and schools, this superb property is not to be missed.

Construction - Cavity wall

Heating - Gas fired from combi-boiler

Off street parking

Council tax band A

EPC rating C

Mobile - Mobile coverage available

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

## 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.

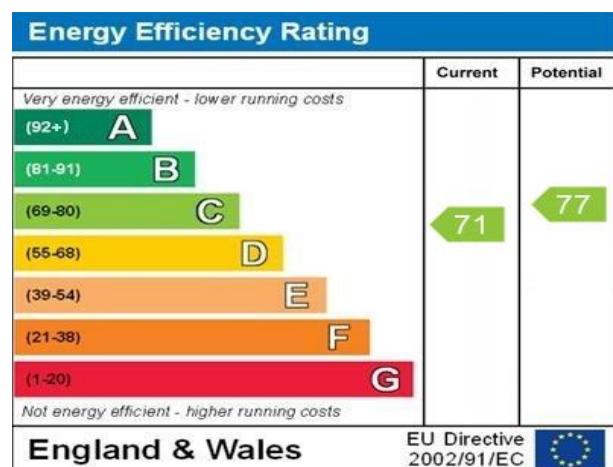
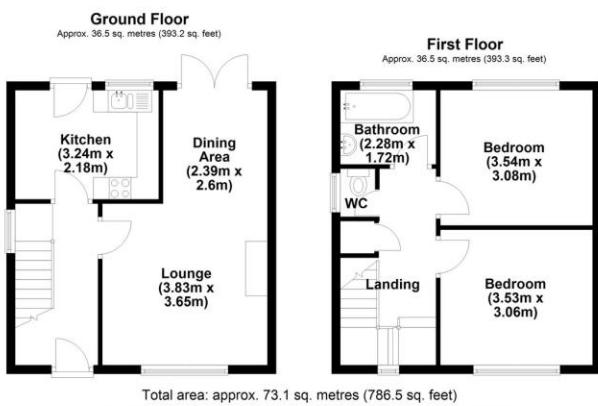
## VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

## 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.





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Lincolnshire, LN2 1EW

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 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.