



King&Co.

10 ST ANDREWS CLOSE, LINCOLN,  
LN5 7XT  
£155,000







## DESCRIPTION

A rare opportunity to acquire a centrally located bungalow, offering spacious and practical accommodation within easy reach of all the amenities of the historic Cathedral City of Lincoln. This beautifully maintained home features a modern kitchen, an open-plan living and dining area, a bright conservatory, two well-proportioned bedrooms and a shower room. Externally, the property benefits from ample off-road parking for several vehicles, a detached garage with electric door, and a charming courtyard-style garden. Solar panels have also recently been added. Early viewing is highly recommended to fully appreciate the quality and accommodation on offer

Construction - Cavity wall  
 Heating - Gas central and solar panels  
 Off street parking and garage  
 Council tax band A  
 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





## **TENURE**

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

## **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, with solar panels heating the water. The property is double glazed throughout. None of the service installations within the property have been tested.

## **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.





