



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.

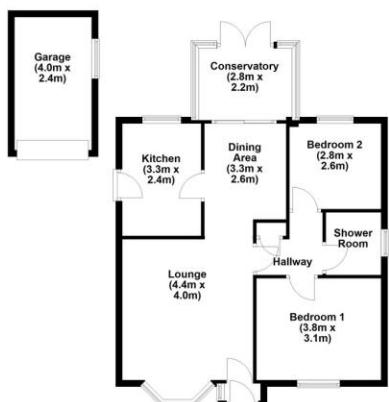
ANTI MONEY LAUNDERING

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.





Ground Floor
Approx 78.2 sq. metres (842.2 sq. feet)



Total area: approx. 78.2 sq. metres (842.2 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions stated, whilst true, 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 Planiply.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



33 Silver Street, Lincoln,
Lincolnshire, LN2 1EW

www.kingandcolincoln.co.uk
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.