



King & Co.
ESTATE AGENTS

2 WEST STREET, LINCOLN, LN4 3RX
OFFERS IN REGION OF £345,000





This Grade II listed period property offers potentially two renovation projects with the main house itself and the detached barn to the rear which is currently split into three outbuildings.

The main house is currently entered from the rear of the property through a stable door to:

HALLWAY

Giving access to:

WC

With a low suite W.C and window to the side elevation.

KITCHEN

11' 7" x 12' 7" (3.55m x 3.84m) With a window to the rear elevation and work surface beneath, further window to the side elevation, stairs rising to the first floor and giving access to the:

PANTRY

8' 8" x 8' 0" (2.65m x 2.45m) With a window to the rear elevation.

DINING ROOM

14' 9" x 13' 9" (4.5m x 4.21m) Boasting an open fireplace, beams to the ceiling and window to the front elevation.





ENTRANCE HALL

With stairs rising to the first floor and giving access to the rest of the accommodation.

LOUNGE

14' 4" x 13' 11" (4.39m x 4.26m) Boasting an open fireplace with feature brick surround, beams to the ceiling and window to the front elevation.

BEDROOM ONE

12' 4" x 13' 10" (3.77m x 4.24m) With fitted wardrobes and views to the front elevation.

BEDROOM TWO

13' 4" x 9' 10" (4.08m x 3m) With storage and views to the front elevation.

BEDROOM THREE

6' 5" x 7' 3" (1.98m x 2.21m) With a window to the front elevation.

BATHROOM

12' 0" x 12' 8" (3.68m x 3.88m) With a bath, wash hand basin, cupboard housing the hot water cylinder, window to the rear elevation and stairs leading down to the kitchen.



OUTSIDE

Approached over a pebbled driveway to the side of the property leading to the detached barn which is split into three buildings:

BARN

13' 5" x 14' 1" (4.1m x 4.3m) With double doors

BARN

13' 9" x 13' 5" (4.2m x 4.1m) With double doors

BARN

23' 7" x 14' 1" (7.2m x 4.3m) With electric, water and stable door.

The rear garden is laid to lawn with paths leading to the outbuildings, behind which is further space. The boundaries are a mixture of timber fencing and mature hedging.

SERVICES

Mains electricity and water are connected to the property. 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.



Total area: approx. 129.0 sq. metres (1388.5 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for sale or accuracy.
Plan produced using PlanIt.

