

# King & Co.

77A MAIN ROAD, WASHINGBOROUGH, LN4 1AY £165,000

# 11.11.2020 14:39







Constructed approximately eight years ago this spacious two bedroomed mid town house has the benefit of an en suite bathroom to the main bedroom, gas fired combi boiler and s mall garden together with parking spaces. Located in the popular village of Washingborough which has a wealth of amenities including shopping, schooling, med ical and veterinary facilities.

### **ENTRANCE PORCH**

With fitted carpet, electrical fuse box, pendant light fitting

# LOUNGE

16' 0" x 12' 0" (4.9m x 3.66m) with wall mounted electric fire, fitted carpet, radiator, large storage cupboard

#### **DINING KITCHEN**

15' 8" x 12' 1" (4.8m x 3.7m) having a good range of fitted base and wall units incorporating a stainless steel single drainer sink unit with mixer taps, gas hob and integrated single oven, extractor fan, roller blind, smoke detector, Understairs cupboard vinolay to floor







# CLOAKROOM

With low suite w.c. pedestal wash hand basin, recessed lighting, extractor fan and radiator

# **STAIRCASE**

The staircase rises from the Kitchen to the first floor landing with fitted carpet

# **BEDROOM ONE**

12' 9" x 11' 9" (3.9m x 3.6m) Located to the rear of the property having radiator and fitted carpet

### **EN SUITE**

with walk in shower cubicle with electric shower, low suite w.c., pedestal wash hand basin, vinolay, extractor fan.

# **BEDROOM TWO**

12' 9" x 9' 10" (3.9m x 3m) To the front elevation with fitted carpet, radiator, access to the roof space

#### **FAMILY BATHROOM**

with panelled bath having a shower attachment to the taps, pedestal wash hand basin and low suite w.c, large cupboard housing the Veissman combi boiler, shelving.

#### OUTS IDE

To the front of the property there is a small garden area whilst the rear of the property has two parking spaces.

#### 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.

#### 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.

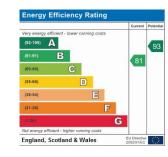
#### **TENURE**

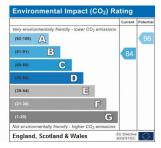
We understand that the property is freehold. Vacant possession will be given upon completion.

# VIEWING

Strictly by prior appointment through the Agents office on 01522 525255







33 Silver Street, Lincoln, Lincolnshire, LN2 1EW www.kingandcolincoln.co.uk property@kingandcolincoln.co.u k Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.