



King & Co.
ESTATE AGENTS

1 FOUNTAIN COURT, LINCOLN, LN5 8GB
£129,950





A glazed panelled door gives access to:

ENTRANCE HALL

With stairs rising to the first floor with cupboard under, radiator, thermostat and wood effect vinyl flooring.

WC

With a low level W.C., wall hung wash hand basin with splash back tiling, radiator and wood effect vinyl flooring.

L-SHAPED LIVING KITCHEN

5' 10" x 13' 4" (1.79m x 4.08m) With the living area to one end of the property and the kitchen to the other including: stainless steel sink and drainer unit inset to the work surface with cupboard and space below for an automatic washing machine, while the work surface extends along the neighbouring wall with a four ring electric hob inset, oven below and extractor above. With units above and below, space to one end for tall standing fridge freezer unit, wall hung 'Worcester' combination boiler, appropriate wall tiling, radiator, window to the front elevation and vinyl flooring

LIVING AREA

13' 5" x 9' 11" (4.1m x 3.03m) With a window and double door allowing access to the garden, radiator, television



aerial and telephone point, and carpet.

FIRST FLOOR LANDING

With carpet.

BEDROOM 1

13' 4" x 11' 9" (4.07m x 3.60m max) With two windows to the side elevation, radiator and carpet.

BEDROOM 2

11' 3" x 6' 7" (3.43m x 2.03m) With a window to the front elevation, access to the loft space, and carpet.

BATHROOM

With a white suite comprising panelled bath with 'Triton' electric shower unit over, pedestal wash hand basin, low level W.C., appropriate wall tiling, radiator, window to the front elevation, over stairs storage cupboard and vinyl flooring.

OUTSIDE

A paved pathway with laid to gravel front garden to either side leads up to the front elevation with storm porch over. A timber gate allows access to the private rear garden, also being laid to gravel for low maintenance.

SERVICES

Mains electricity, water and drainage 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.

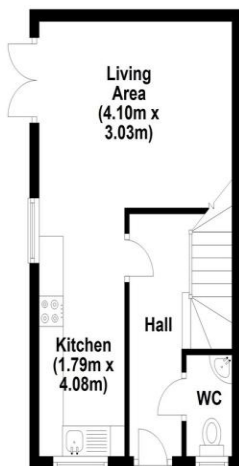


The Energy Performance rating is D68



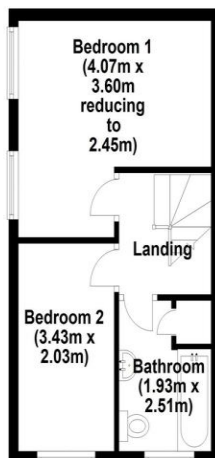
Ground Floor

Approx. 28.7 sq. metres (309.5 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.4 sq. feet)



Total area: approx. 57.2 sq. metres (615.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Plan produced using PlanUp.