



King & Co.
ESTATE AGENTS

149 WEST PARADE, LINCOLN, LN1 1QS
GUIDE PRICE £350,000





Victorian end terraced villa, stood on the popular West Parade in Lincoln, being close to the ever popular West Common recreational area and a short walk for most from the city centre.

Although in need of modernisation in the agents opinion, the property has great potential for either purchaser whilst having the most unusual benefits of off-street parking, and an integral garage to its rear elevation.

ENTRANCE PORCH

Entered via double glazed panel doors, Minton tiled flooring and with stain glass door having matching windows to either side leading onto;

SPACIOUS ENTRANCE HALL

Boasting a wide array of original features including; balustrade staircase rising to first floor with finial ceiling rose, ceiling cornice, picture rail, deep skirting boards, dado rail, Minton tiled flooring, two radiators and under stairs storage cupboard.

LOUNGE

Bay window to front elevation looking out to West Parade, ceiling cornice, picture rail, gas fire to part of one wall, radiator and carpet.



DINING ROOM

Window to rear elevation, ceiling rose, ceiling cornice, radiator and exposed timber floor boards.

REAR LOBBY

Door to side elevation leading out to the rear garden and parking area, fitted double cupboard and door to;

KITCHEN

With a range of modern units including; Sink and drainer unit inset to work surface with cupboard and space below for dishwasher while the work surface extends along the neighbouring wall with a further range of units above and below.

Opposite is a further work surface having units both above and below and integral fridge and freezer adjacent.

Also with: space for cooking range, walk in Pantry with shelving, radiator and vinyl flooring.

LAUNDRY ROOM

Butlers sink to one corner with splash back tiling, plumbing for automatic washing machine, space for tumble dryer and door to;

BATHROOM

Having three piece white suite comprising of panelled bath with chrome mixer tap and shower cradle, pedestal wash hand basin, low level WC, appropriate wall tiling and ladder effect heated towel rail.

FIRST FLOOR LANDING

With glass panelled loft access, ceiling cornice, dado rail, fitted double storage cupboard and radiator.

BEDROOM 1

Having window to rear elevation, ceiling cornice, radiator and exposed timber floor boards.

BEDROOM 2

With window to side elevation, picture rail, radiator and carpet.

BATHROOM 2

With modern suite comprising of

Panelled bath with chrome mixer tap and shower cradle, fully tiled corner shower enclosure with wall hung Creda electric shower unit, vanity unit to part of one wall with his and hers sink units inset with cupboards below.

Also with; fitted airing cupboard housing Vaillant gas fired boiler and hot water cylinder below, coving, window to wide elevation and ladder effect heated towel rail.

WC

With low level WC, window to rear elevation, coving, radiator and vinyl flooring.

BEDROOM 3

With window to front elevation, ceiling cornice, picture rail and carpet.





BEDROOM 4

Window to front elevation, ceiling cornice and carpet

BEDROOM 5

Window to front elevation, ceiling cornice, picture rail and carpet.

BEDROOM 6

Window to side elevation, picture rail, fitted double cupboard, radiator and carpet.

OUTSIDE

This spacious property enjoys an enclosed front courtyard, accessed via wrought iron gate giving access to the entrance porch whilst the driveway extends down one side of the property providing tandem parking for approximately two cars which also leads on to;

REAR GARDEN

The rear garden has a laid to grass area at the back with brick walls to boundaries and surrounded by mature plants and shrubs, whilst being majority laid to concrete which lends itself to further parking if desired whilst also allowing access to the integral;

GARAGE

With double timber outward opening doors it currently provides storage space for the owner but could, in the agents opinion, be converted into further accommodation subject to all necessary planning consents.



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.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

EPC Current – D55

Potential – C74

