



**King & Co.**  
ESTATE AGENTS

1C PENNELL STREET, LINCOLN, LN5 7TD  
£118,500





The property is entered from the front door leading into;

## OPEN PLAN LIVING KITCHEN

20' 11" x 9' 6" (6.4m x 2.9m max)

## KITCHEN

With range of base units, stainless steel sink and drainer unit with mixer taps, 4 hobs with Hotpoint oven below. Also having tile effect flooring, larder unit, logic boiler and rear/side door leading out onto shared entrance passageway.

## LOUNGE

With window to front elevation, laminate Floor, radiator and stairs leading to;

## FIRST FLOOR LANDING

With fitted carpet

## BEDROOM 1

10' 4" x 8' 2" (3.175m x 2.5m) With window to front elevation, built in mirror fronted wardrobes, radiator and fitted carpet

## BEDROOM 2

9' 6" x 5' 10" (2.9m x 1.8m) With window to rear elevation, built in cupboard, fitted carpet and radiator

## SHOWER ROOM

With walk in shower, low slung WC, pedestal hand wash basin, vinolay flooring and radiator

## OUTSIDE

The property is accessed just off the High Street and has off street parking in front, big enough for one car.

To the rear of the property is a small patio garden area accessed from, either, the rear door, or the shared entrance passageway.

## 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

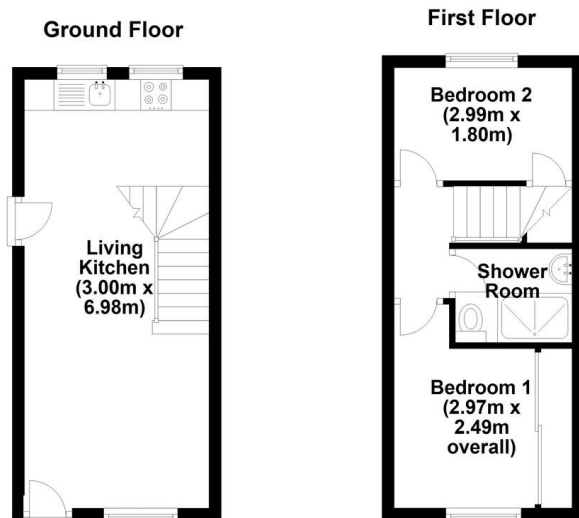
We understand that the property is freehold. Vacant possession will be given upon completion.

## VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

## INFORMATION

- Council Tax band - A
- EPC - C69
- Construction – Cavity
- Tenure – Freehold
- Parking – One space in front of house, off street



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

