



King&Co.

1 GOXHILL CLOSE, LINCOLN, LN6 3PN  
£185,000



King & Co are delighted to present this beautifully presented two-bedroom, semi-detached bungalow, located in a quiet cul-de-sac location. The property boasts a larger than average plot, 2 conservatories, ample parking and a detached garage. Viewing is highly recommended.





INFORMATION ~ Council Tax Band: A

~ Construction: Cavity Wall

~ Main heating: Gas central heating

~ Utilities: Mains gas, electric, drainage and water

~ Broadband: Ultrafast full fibre available

~ Mobile: Mobile coverage available

~ EPC rating D65

For more information on broadband and mobile coverage go to: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)  
[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

**SUMMARY** This well-maintained property is situated within the ever-popular Doddington Park area with all the facilities and amenities it has to offer. Benefits include Living Room, Kitchen, Two Bedrooms, Shower Room, Large Utility/Conservatory, Garden Room, Parking for several vehicles, Spacious Garden and Detached Garage.

**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

**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.

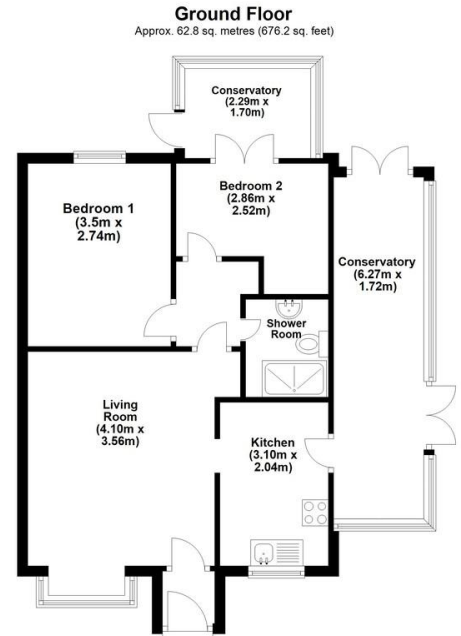




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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Total area: approx. 62.8 sq. metres (676.2 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

