



King&Co.

2 MONKS MANOR DRIVE, LINCOLN, LN2 4AT
£475,000



A rarely available, four bedroom detached family home situated on the highly desirable Monks Manor Drive, being within easy walking distance, for most, from Lincoln County Hospital. Monks Manor Drive is a small cul-de-sac of individual homes that rarely become available to purchase.

This particular example is offered for sale with no ongoing chain and would benefit from a scheme of modernisation giving buyers an opportunity to tailor the accommodation to their individual needs.

The property further benefits from approximately 144sqm of accommodation (net), double width driveway, garage, three reception rooms and gardens to front and rear.



INFORMATION Council taxband - E

Construction - cavity wall

Main heating - gas central heating

Utilities - Mains gas, electric, drains, water

Mobile - Mobile coverage available

Broadband - Fibre available

EPC rating - D66

For more information on broadband and mobile coverage go to: checker.ofcom.org.uk

ACCOMMODATION - Entrance Porch

Entrance Hall

Lounge - 4.85m x 4.16m

Dining Room - 4.19m x 3.62m

Study - 3.15m x 2.28m

Kitchen - 3.50m x 2.95m with separate pantry

First Floor Landing with separate WC

Bedroom 1 - 4.83m x 4.19m and En Suite

Bedroom 2 - 4.19m x 3.61m

Bedroom 3 - 2.50m x 2.98m

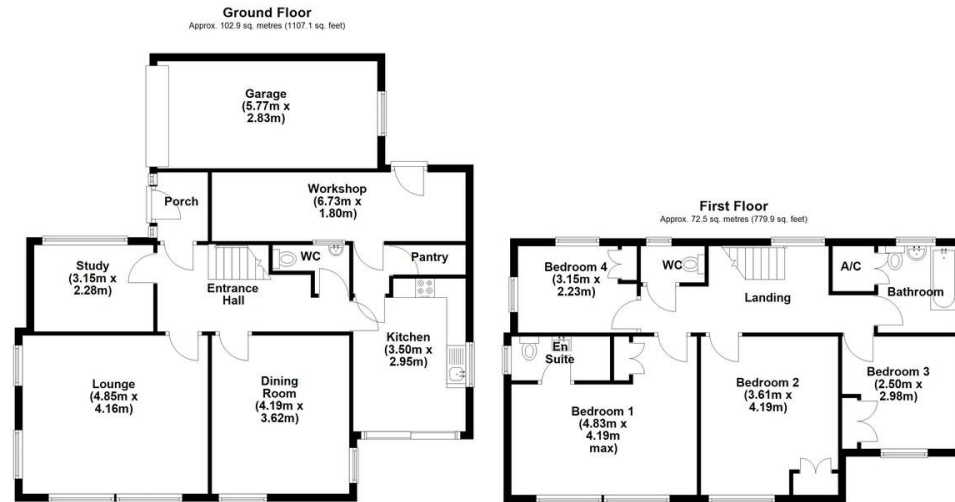
Bedroom 4 - 3.15m x 2.23m

Bathroom

Garage - 5.77m x 2.83m with separate Integral Workshop - 6.73m x 1.80m

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.





Total area: approx. 175.3 sq. metres (1887.1 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.

VIEWINGS Strictly by prior appointment through the Agents office on 01522 525255

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

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



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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.