



King&Co.

19 FOXGLOVE WAY, LINCOLN, LN5 9XF
£170,000





A well maintained two bedroomed semi detached house located just off Brant Road to the south east of the City.

ENTRANCE PORCH

with upvc front door

LOUNGE

15' 8" x 11' 5" (4.79m x 3.5m) with fitted carpet, radiator bay window to the front elevation

DINING KITCHEN

11' 5" x 10' 5" (3.5m x 3.18m) having a good range of fitted base and wall units incorporating a four ring gas hob with extraction unit over, single oven, plumbing for automatic washing machine, Ideal Logic boiler, patio doors in the dining area leading to the rear garden

BEDROOM ONE

11' 9" x 9' 11" (3.6m x 3.03m) with fitted carpet, radiator

BEDROOM TWO

11' 5" x 11' 9" (3.5m x 3.6m) with fitted carpet, radiator

BATHROOM

part tiled and having a panelled bath with shower over, , pedestal wash basin, low suite w.c., extractor fan,



AIRING CUPBOARD

with lagged hot water tank and shelving

REAR GARDEN

Low maintenance rear garden with mature shrubs, patio area side gate

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

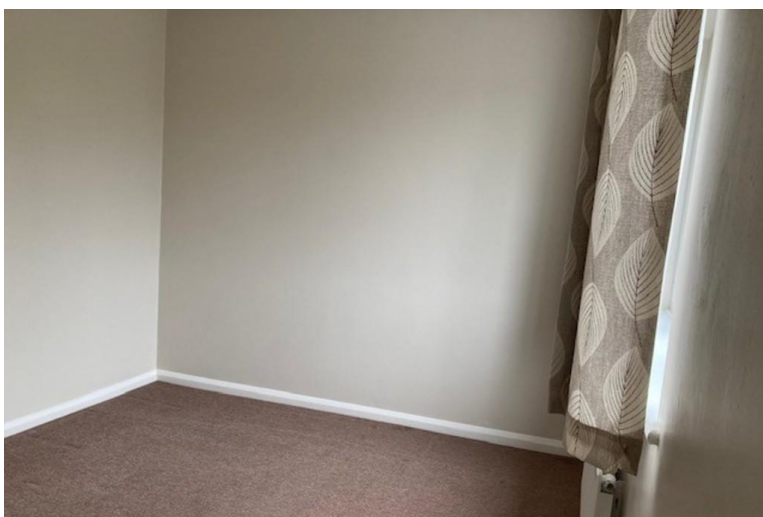
Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

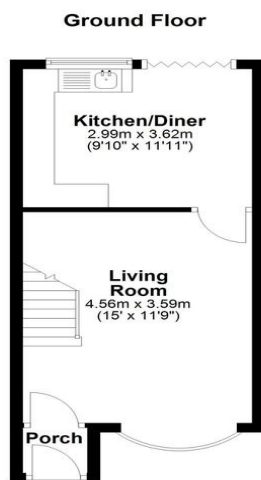
TENURE

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





Total area: approx. 60.9 sq. metres (655.2 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.

