



King&Co.

25 HIGH STREET,
CARLTON LE MOORLAND, LN5 9HT
£380,000





DESCRIPTION

Situated in the desirable village of Carlton le Moorland this deceptively large, semi-detached family home benefits from a spacious ground floor layout, which incorporates a fantastic open-plan family room, good sized bedrooms, a wonderful garden and a garage. Viewing is essential to fully appreciate the accommodation on offer.

Construction - cavity wall

Heating - Oil

Off street parking

Council tax band B

EPC rating D

Mobile - Mobile coverage available

Broadband - <https://checker.ofcom.org.uk/>

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255



SERVICES

Mains electricity, water, drainage are connected. Central heating is provided to a radiator system from a Oil 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.

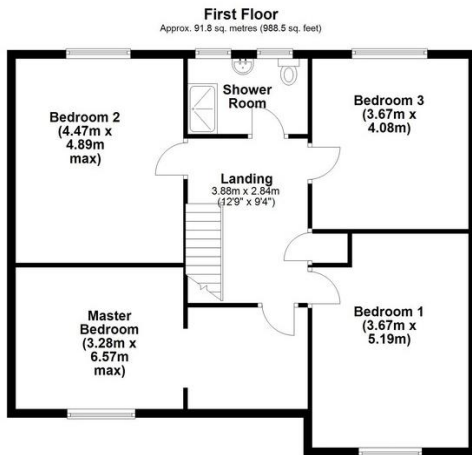
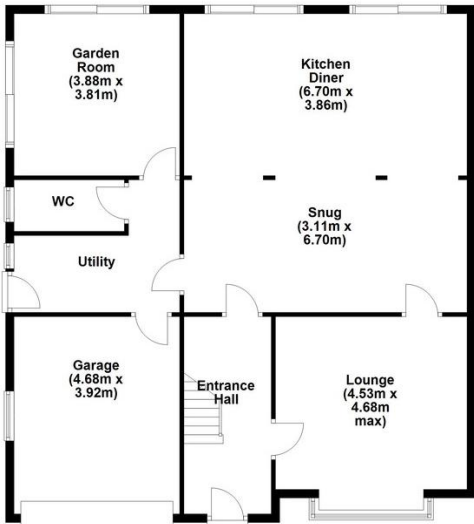
ANTI MONEY LAUNDERING

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.





Ground Floor
Approx. 124.2 sq. metres (1337.0 sq. feet)



Total area: approx. 216.1 sq. metres (2325.5 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	