



King&Co.

30 WOODVALE CLOSE, DODDINGTON PARK,
LINCOLN LN6 3RL
£240,000





INFORMATION

- ~ Council Tax Band: B
- ~ 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 C75

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

DISCRIPTION

King & Co are delighted to present this spacious and beautifully presented three-bedroom, semi-detached house, located in a quiet cul-de-sac location. The property boasts a larger than average garden, three bedrooms, bathroom, downstairs WC, vaulted family room, ample parking and a detached garage. Viewing is highly recommended to appreciate this wonderful home in a peaceful, leafy location.

SERVICES

Mains electricity, water, drainage and gas are connected to



the property. Central heating is provided to a radiator system from a gas fired combi 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.



