

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 checker.ofcom.org.uk/

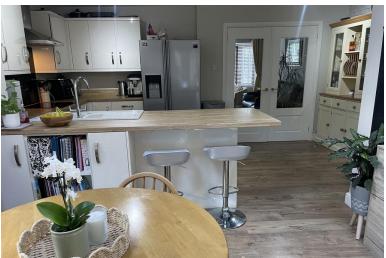
# DISCRIPTION

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**

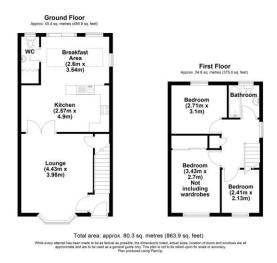
Strictly by prior appointment through the Agents office on 01522 525255

# ANTI MONEY LAUNDERING

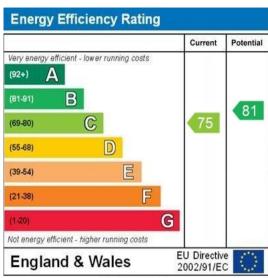
King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.











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