



King&Co.

4 SCARLE CLOSE, LINCOLN, LN6 8DB
£280,000





DISCRIPTION

Set within this leafy area of Lincoln is this spacious 3-bedroom, family home with excellent parking, a garage and large garden with greenhouse, perfect for families. Internally the property has a large living room/dining room and kitchen whilst upstairs there are 3 bedrooms (including wardrobes) a shower room and a separate wc. Locally the area benefits from schools and shopping facilities which are just a short drive away.

INFORMATION

Council tax band - B
 Construction - cavity wall
 Main heating - gas central heating
 Utilities - Mains gas, electric, drains, water
 Mobile - Mobile coverage available
 Broadband - Fibre available
 EPC rating - D60

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.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	