



King & Co.

149 QUEEN ELIZABETH ROAD, LINCOLN,
LN1 3QQ
£189,000





Set in a popular uphill location of Lincoln, just a short distance from the historic Cathedral Quarter, this well-appointed three-bedroom home offers a practical living space with the added benefits of off-street parking and a delightful south-facing garden.

Internally, the property boasts a well-designed layout, featuring an open-plan kitchen-diner and living area - perfect for modern family life and entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the home continues to impress with convenient off-street parking and a generous, low-maintenance rear garden that enjoys plenty of sunshine throughout the day.

- ~ Council Tax Band: A
- ~ Construction: Cavity Wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C

For more information on broadband and mobile

coverage go to: <https://checker.ofcom.org.uk/>

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

ANTI MONEY LAUNDERING

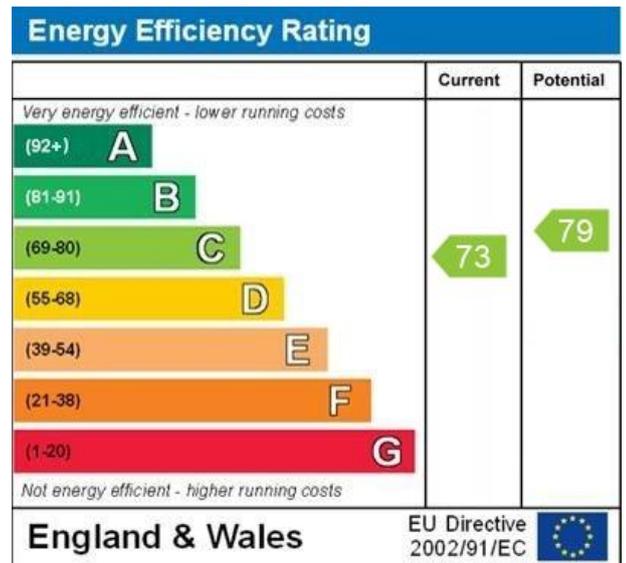
King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.





Total area: approx. 88.8 sq. metres (955.3 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 PlanIt.



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