



King & Co.
ESTATE AGENTS

11 LAING CLOSE, BARDNEY, LN3 5XS
£175,000





This detached bungalow is entered via stained-glass UPVC glazed panelled door to;

ENTRANCE HALL

Having access to loft space, coving, fitted airing cupboard housing hot water cylinder, electric night storage heater and carpet.

LOUNGE

14' 7" x 10' 4" (4.46m x 3.16m) With bow window to front elevation looking out to Laing close, Coving, textured ceiling, stainless steel electric fire with fire surround hearth and mantle, Electric night storage heater, TV aerial point and carpet.

KITCHEN/BREAKFAST ROOM

8' 8" x 14' 9" (2.65m x 4.51 reducing to 3.86m) Electric night storage heater, TV aerial point and carpet. Enjoying a comprehensive range of fitted units including; Stainless steel sink and drainer unit inset to worksurface having cupboards below worksurface level, while the worksurface continues along the neighbouring wall having units both above and below, four ring electric hob inset to worksurface With stainless steel oven below and extractor unit above. Opposite is a further worksurface having drawers below, cupboards above And integral fridge and



freezer units.

Also with; Space for breakfast table, windows to front and side elevations, coving, electric night storage heater.

BEDROOM 1

9' 7" x 10' 7" (2.93m x 3.24m) Enjoying sliding patio doors allowing access out to the enclosed rear garden, coving, ceiling fan with light, electric storage heater and carpet.



BEDROOM 2

12' 11" x 9' 6" (3.95m x 2.91m) Having window to rear elevation looking out to the rear garden, fitted mirrored door wardrobes to majority of one wall, coving, wall hung electric heater and carpet.

BATHROOM

5' 5" x 8' 1" (1.66m x 2.48m) With matching suite comprising; panelled bath with wall hung "Triton" Electric shower unit, close coupled WC, pedestal wash hand basin, window to side elevation, coving, appropriate wall tiling, electric towel heater and vinyl flooring.



OUTSIDE

This detached home is situated towards the end of a small cul-de-sac of properties. being approached over its own concrete driveway which extends down one side of the property allowing off street parking and also giving access to the;

GARAGE

8' 11" x 17' 0" (2.72m x 5.20m) Being of brick construction with pitched roof, single open over door, window to rear elevation, power and lighting.

The front garden is majority lead to grass which extends down one side of the property. The rear garden is partly to grass with a paved patio area standing adjacent to the rear of the property providing an ideal seating area.



SERVICES

Mains electricity, water and drainage are connected to the property. Heating is provided via electric storage heaters. 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.

