



**King & Co.**  
ESTATE AGENTS

4 BELVOIR SQUARE, LINCOLN, LN4 1GL  
ASKING PRICE OF £154,950



07.09.2020 15:11



**ENTRANCE PORCH**

with burglar alarm panel, carpet

**LOUNGE**

14' 9" x 10' 2" (4.5m x 3.1m)(plus alcove) Located to the front of the property having a fitted carpet, new storage heater, Understairs storage cupboard

**DINING KITCHEN**

13' 5" x 9' 5" (4.09m x 2.89m) with patio doors leading from the dining area to the rear garden. Well fitted kitchen with base and wall units, built in oven, hob and extraction unit, plumbing for automatic washing machine



**STAIRS AND LANDING**

The carpeted stairs lead to the landing with airing cupboard having a lagged tank and good amount of storage via slatted shelving. There is access to the roof space via a loft ladder.

**BEDROOM ONE**

13' 5" x 9' 2" (4.1m x 2.8m) Located at the front of the property with built in drawer unit into the alcove and a fitted cupboard with hanging rail and storage. Fitted carpet and new storage heater.





### **BEDROOM TWO**

13' 5" x 8' 2" (4.09m x 2.5m)(to the back of the wardrobes) Having a range of fitted mirror fronted wardrobes with shelving, Fitted carpet and new storage heater

### **BATHROOM**

A modern shower room with a fully tiled shower cubicle with electric shower. Low suite w.c., Pedestal wash hand basin with cupboard below.

### **OUTSIDE**

The rear garden is fully enclosed and a particular feature of the property with extensive shrubs, borders, patio and lawned area. There is a garden shed together with space for the bins. The shed has electricity connected and there are external security lights to the property.

To the front of the property there is a small area with mature shrubs. There is an allocated parking space for the property together with visitor parking.

### **SERVICES**

Mains electricity, water and drainage are connected to the property. heating is provided from upgraded Quantum 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.



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