



King & Co.
ESTATE AGENTS

4 ADELAIDE CLOSE, LINCOLN, LN5 9XN
£159,950





ENTRANCE PORCH

with fitted carpet, coat hooks

LOUNGE

17' 2" x 12' 7" (5.25m x 3.86m) with fitted carpet, radiator, understairs storage cupboard, gas fire, central heating programmer and thermostat

KITCHEN

12' 8" x 6' 7" (3.867m x 2.03m) Refitted some four years ago and having a good range of base and wall units with inset electric oven and 4 ring gas hob with extraction unit over. The boiler is enclosed within a matching wall cupboard. Stainless steel single sink drainer and sink unit with mixer taps, roller blinds to the window and back door giving access to the rear garden

Stairs leading from the lounge to the upstairs landing with access to roof space

BEDROOM 1

12' 7" x 8' 7" (3.85m x 2.62m) With window to the front elevation, fitted carpet and radiator

BEDROOM 2

12' 8" x 6' 9" (3.87m x 2.06m) having fitted carpet and



radiator. Also having airing cupboard housing lagged hot water tank

BATHROOM

9' 8" x 4' 10" (2.95m x 1.48m) Newly fitted bathroom with a white suite having an electric shower over the bath and being fully tiled to ceiling height with glass shower screen, low level WC, pedestal wash hand basin and radiator

DETACHED GARAGE

with up and over door, power and lighting

DRIVEWAY

being adjacent to the property and having space for several vehicles leading to the detached garage

OUTSIDE

To the front of the property is a small gravelled area with some shrubbery and the rear garden is laid mainly to lawn

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 which is newly installed. 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.



