



**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.



