



King & Co.
ESTATE AGENTS

37 RASEN LANE , LINCOLN, LN1 3EZ
£139,950





Having uPVC double glazing through this period property is approached via a timber gate giving access to a shared passageway which continues down via a timber gate to the rear yard and also gives access to;

DINING ROOM

Having balustrade staircase rising to 1st floor, modern timber fire surround to chimney breast, window to rear elevation, central heating thermostat, door giving access down to basement, radiator and carpet.



LOUNGE

With window to front elevation looking out to Rasen Lane, ceiling cornice, modern fire surround to chimney breast, two wall light points, radiator, carpet TV aerial lead and telephone point.

KITCHEN

With a range of matching units including stainless steel sink and drainer unit inset to worksurface with cupboards and drawers below. The worksurface continues along the same wall having further units below and a 4 ring electric freestanding cooker.



Also with; appropriate wall tiling, wall hung ideal gas fired boiler, radiator, UPVC door allowing access out to the rear garden and vinyl flooring.

FIRST FLOOR LANDING

With access to loft space and fitted carpet.

BEDROOM 1

With window to front elevation, chimney breast, radiator, TV aerial lead and carpet

BEDROOM 2

Having window to rear elevation looking out over the rear garden, fitted airing cupboard housing hot water cylinder, radiator and carpet.

BATHROOM

With modern white suite comprising; panelled bath having chrome mixer taps to one end and wall hung electric shower opposite, close coupled WC, pedestal wash hand basin with splashback tiling, coving, radiator, further appropriate wall tiling and vinyl flooring.

OUTSIDE

The rear garden offers a concreted area adjacent to the rear of the property providing space for storage etc and with steps up to a laid to plum slate garden having circular patio standing centrally.

Also with rockery to rear boundary, timber garden shed, and low level brick wall and timber fencing to boundaries.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a modern ideal condensing 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.

ENERGY PERFORMANCE CERTIFICATE

The EPC for the above property is a D, please contact the office if you would like to see a copy.

