



**King & Co.**  
ESTATE AGENTS

BRINKLE SPRINGS, HEIGHINGTON, LN4 1QJ  
£285,000







**ENTRANCE PORCH**



**ENTRANCE HALLWAY**

With solid wood floor, recessed lighting, radiator, storage cupboard

**LOUNGE**

15' 1" x 11' 10" (4.62m x 3.62m) Having a picture window to the front elevation, open fireplace, fitted carpet, radiator.

**DINING KITCHEN**

17' 11" x 10' 11" (5.48m x 3.33m) Large dining kitchen with an excellent range of fitted units incorporating a Belfast sink with gooseneck taps, Schott induction hob, electric oven, recessed lighting, tiled floor, gas fired central heating boiler and programmer in matching cupboard with shelving below.

**CONSERVATORY**

10' 2" x 7' 2" (3.1m x 2.2m) with radiator, patio doors and personal door leading to the rear garden.



**FAMILY BATHROOM**

Having a four piece suite comprising corner shower cubicle with power shower, panelled bath, wash hand





basin in a vanity unit with cupboard below, low suite w.c., recessed lighting, extractor fan.

#### **BEDROOM ONE**

10' 9" x 10' 9" (3.3m x 3.3m) with large fitted wardrobe, radiator, fitted carpet.

#### **BEDROOM TWO**

13' 5" x 9' 11" (4.1m x 3.04m) with built in wardrobe, fitted carpet, radiator.

#### **BEDROOM THREE**

13' 4" x 7' 4" (4.08m x 2.25m) with fitted carpet, radiator, recessed lighting.

#### **EN SUITE**

With shower cubicle and power shower, low suite w.c., vanity unit housing basin with mirror over, tiled floor, towel radiator, recessed lighting.

#### **OUTSIDE**

There is an attractive garden area to the front of the property together with the driveway and parking for two/three cars.

#### **REAR GARDEN**

The rear garden has a wealth of mature shrubs together with established borders.

#### **TENURE**

We understand that the property is freehold. Vacant possession will be given upon completion.

#### **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. None of the service installations within the property have been tested. The central heating and the electrics have been renewed in 2014/15. The property is partially double glazed.

#### **VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255

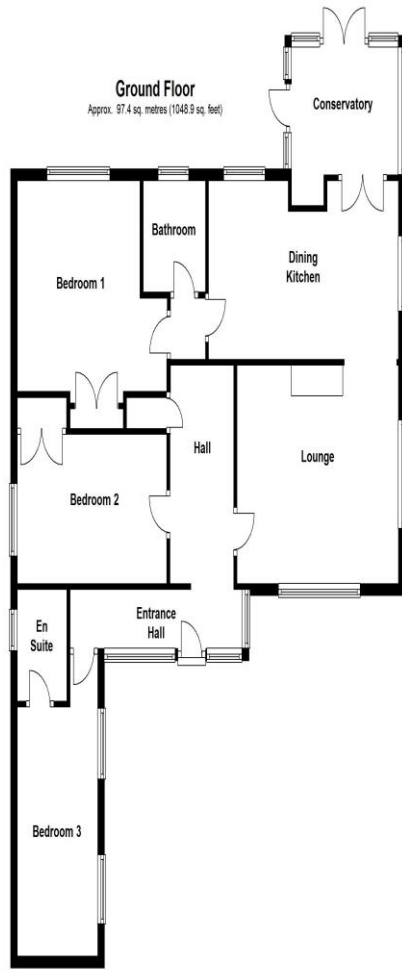
#### **ANTI MONEY LAUNDERING**

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.



**PROPERTY MISDESCRIPTIONS ACT 1991**

Whilst the Partners and Staff at King & Co make every effort to ensure that the sales Details are accurate and reliable to conform to the above Act, we welcome all enquiries from potential purchasers to verify certain points and check the information therein, especially if travelling distances to view. Whilst we do mention services and appliances provided, we should point out that we do not test these.



Ground Floor  
Approx. 97.4 sq. metres (1048.9 sq. feet)

Total area: approx. 97.4 sq. metres (1048.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

