



11.11.2020 13:46

King & Co.
ESTATE AGENTS

77A MAIN ROAD, WASHINGBOROUGH, LN4 1AY
£165,000



11.11.2020 14:39



Constructed approximately eight years ago this spacious two bedroomed mid town house has the benefit of an en suite bathroom to the main bedroom, gas fired combi boiler and small garden together with parking spaces. Located in the popular village of Washingborough which has a wealth of amenities including shopping, schooling, medical and veterinary facilities.

ENTRANCE PORCH

With fitted carpet, electrical fuse box, pendant light fitting



LOUNGE

16' 0" x 12' 0" (4.9m x 3.66m) with wall mounted electric fire, fitted carpet, radiator, large storage cupboard

DINING KITCHEN

15' 8" x 12' 1" (4.8m x 3.7m) having a good range of fitted base and wall units incorporating a stainless steel single drainer sink unit with mixer taps, gas hob and integrated single oven, extractor fan, roller blind, smoke detector, Understairs cupboard
vinolay to floor



CLOAKROOM

With low suite w.c. pedestal wash hand basin, recessed lighting, extractor fan and radiator

STAIRCASE

The staircase rises from the Kitchen to the first floor landing with fitted carpet

BEDROOM ONE

12' 9" x 11' 9" (3.9m x 3.6m) Located to the rear of the property having radiator and fitted carpet



EN SUITE

with walk in shower cubicle with electric shower, low suite w.c., pedestal wash hand basin, vinolay, extractor fan.

BEDROOM TWO

12' 9" x 9' 10" (3.9m x 3m) To the front elevation with fitted carpet, radiator, access to the roof space

FAMILY BATHROOM

with panelled bath having a shower attachment to the taps, pedestal wash hand basin and low suite w.c, large cupboard housing the Veissman combi boiler, shelving.



OUTSIDE

To the front of the property there is a small garden area whilst the rear of the property has two parking spaces.

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.

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. 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.

VIEWING

Strictly by prior appointment through the Agents office on
01522 525255

