



**King & Co.**  
ESTATE AGENTS

9 CHURCH STREET, SCOTHERN, LN2 2UA  
£249,950







Entered via timber glaze panelled door to;

#### **ENTRANCE HALL**

Being wide and spacious, it boasts fitted airing cupboard housing hot water cylinder and space for storage, further fitted storage cupboard, coving, radiator, carpet.

#### **LOUNGE**

Enjoying a bow window to front elevation taking advantage of the attractive views out to the village Church; coal effect gas fire with surround, coving, 4 wall light points, radiator and carpet.

#### **BEDROOM 3/DINING ROOM**

Being a versatile room, it could be a spacious third bedroom or attractive garden room. Having sliding patio doors leading out to the rear garden, coving, radiator and carpet.

#### **BREAKFAST KITCHEN**

Enjoying a comprehensive range of modern units including; stainless steel sink and drainer unit inset to work surface with cupboards, drawers and space for Automatic washing machine below and space abutting for fridge freezer.

The work surface continues along the neighbouring wall







having free standing "Belling" electric oven inset with extractor unit above.

Also with; space for breakfast table, appropriate wall tiling, door leading out to rear garden and radiator.

### **BEDROOM 1**

Offering window to front elevation looking out to the village Church, fitted double wardrobes and dressing table to one wall, coving, radiator and carpet

### **ENSUITE**

With low level WC, wall hung wash hand basin, shower enclosure with mixer shower unit, fitted storage cupboard, window to side elevation, radiator and being tiled to all walls.

### **BEDROOM 2**

Having window to rear elevation looking out to the mature rear garden, fitted double wardrobes and dressing table to one wall, radiator, coving and carpet.

### **BATHROOM**

Offering sunken bath with chrome mixer tap and shower cradle and wall hung electric Triton shower unit over, low level WC, pedestal wash hand basin, radiator, coving and appropriate wall tiling.

### **OUTSIDE**

Boasting an envious position within this highly desirable and sought after village, the property enjoys a spacious tarmac driveway providing off street parking for several vehicles whilst also allowing access to the;

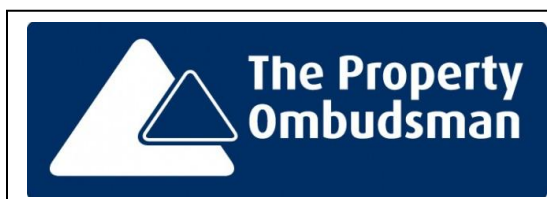
### **GARAGE**

with up and over door, window to side elevation, wall hung gas fired Vaillant condensing boiler, access to loft space, power and lighting.



The front garden is of spacious proportions, being majority laid to lawn with mature trees to boundary edge and a selection of mature shrubs along the side of the drive.

Pathways either side extend down towards the rear garden; being majority laid to lawn with well stocked, mature borders creating a colourful and private backdrop. Also with external lighting and water tap.



## 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.

## 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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	