



**King & Co.**  
ESTATE AGENTS

LINCOLN ROAD, FISKERTON, LN3 4ET  
£254,500







This spacious non estate family home is entered via UPVC glaze panelled door opening to;

#### **ENTRANCE LOBBY**

with double fitted storage cupboard and further fitted cupboard whilst allowing access to the;

#### **LOUNGE**

13' 4" x 15' 6" (4.07m x 4.73m) Having attractive southerly aspect looking out to open fields beyond the in and out driveway; modern electric fire with surround and hearth, coving, radiator, TV aerial and telephone point and with opening continuing through to;

#### **DINING ROOM**

8' 11" x 10' 9" (2.72m x 3.30m) having windows to both front and side elevations creating a naturally light room, coving, radiator and fitted carpet.

#### **KITCHEN**

13' 10" x 8' 11" (4.22m x 2.74m) boasting a comprehensive range of modern units with the kitchen being circa four years old; stainless steel sink and drainer unit inset to work surface with space and plumbing below for automatic washing machine with the work surface continuing along the neighbouring wall having 4 ring gas







hob inset having units above and below including space for slim line dishwasher below.

Opposite is a further L-shaped work surface having units both above and below with larger style unit abutting housing Bosch oven with feature pull out racking adjacent and space abutting for tall standing fridge freezer unit. Also with; appropriate wall tiling, vertical radiator, light well, 5 flush ceiling down lighters, UPVC door allowing access out to the rear garden and tile effect laminate flooring.

### INNER HALL

Having fitted cupboard housing wall hung Worcester boiler, further fitted storage cupboard, electric storage heater, radiator, access to loft space with pull down ladder and fitted carpet.

### SHOWER ROOM

8' 3" x 6' 7" (2.54m x 2.02m) Enjoying a modern white suite including: spacious fully tiled shower enclosure having chrome mixer shower unit, low level WC, wash hand basin inset to vanity unit with cupboard and drawers below.

Also with; 4 flush ceiling down lighters, chrome ladder effect heated towel rail, appropriate wall tiling and tiled flooring.



### BEDROOM 1

10' 3" x 11' 6" (3.14m x 3.53m) With window to front elevation, radiator, TV aerial point, carpet and sliding door to;

### ENSUITE

Having fully tiled shower enclosure with wall hung electric shower unit, low level WC, wall hung wash hand basin, appropriate wall tiling and tile effect laminate flooring

### BEDROOM 2

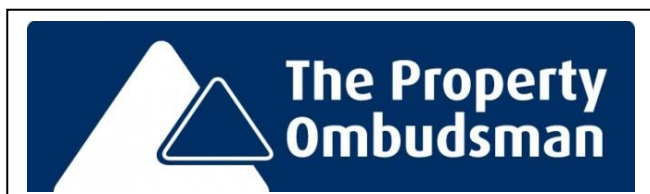
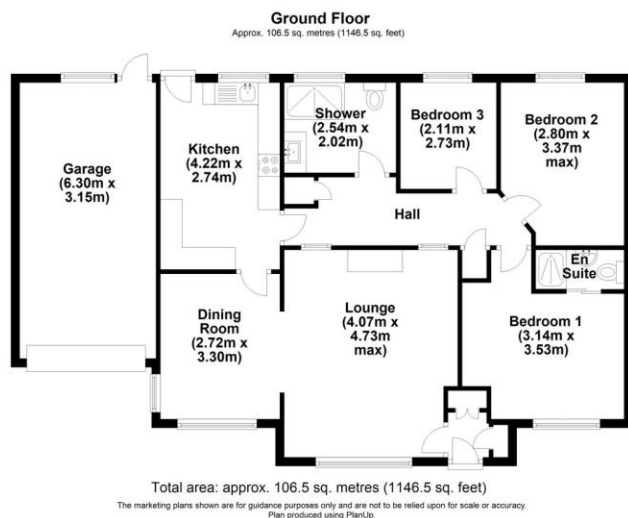
9' 2" x 11' 0" (2.8m x 3.37m) With window to rear elevation, radiator and carpet.

### BEDROOM 3

6' 11" x 8' 11" (2.11m x 2.73m) With window to rear elevation, radiator and carpet.



Boasting an in and out driveway providing generous off street parking whilst also allowing access to the;



## GARAGE

20' 8" x 10' 4" (6.30m x 3.15m) With remote roller door, concrete base and pedestrian door to the rear allowing access to the garden.

The rear garden is of L-shaped proportions, offering a laid to gravel area with greenhouse close to the rear elevation of the property. Steps lead up past a concrete patio to a laid to lawn area having timber fencing either side and timber decking towards the rear elevation which allows access to two garden sheds.

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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	