



King & Co.
ESTATE AGENTS

36 WENTWORTH DRIVE, DUNHOLME,
LINCOLN LN2 3UH
£169,950





ENCLOSED ENTRANCE PORCH

with laminate flooring and housing the fuse board leading to;

LOUNGE

14' 1" x 12' 5" (4.3m x 3.79m) With window to the front elevation, fitted carpet, radiator and a gas fire along one wall with feature fireplace. Also having stairs leading to the first floor.

KITCHEN/DINER

12' 1" x 8' 10" (3.7m x 2.7m) Being recently fitted the kitchen has a range of contemporary base and wall units to 3 walls, with built in oven and hob and extractor above and stainless steel single sink and drainer unit with mixer tap and space under the worktop for an Automatic Washing Machine sitting below the rear window overlooking the enclosed garden. Wall mounted Ideal Logic boiler

BEDROOM 1

12' 5" x 12' 2" (3.81m x 3.73m) Having 2 windows to the front elevation, fitted carpet and radiator and airing cupboard with door to:



ENSUITE

Housing an electric shower cubicle and vanity basin

BEDROOM 2

7' 10" x 7' 2" (2.4m x 2.2m) Having fitted carpet and radiator.

BATHROOM

With a white suite comprising bath, low lever WC and wash basin.

OUTSIDE

To the rear of the property there is an enclosed rear garden laid mainly to lawn with a raised wooden decking area. A garden shed sits at the bottom of the garden

To the front of the property, again it is laid mainly to lawn with a drive way adjacent to the property large enough for 2 vehicles and gated access to the garden.

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

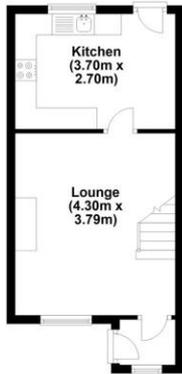
ANTI MONEY LAUNDERING

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.

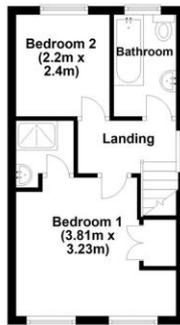




Ground Floor
Approx. 28.6 sq. metres (307.4 sq. feet)



First Floor
Approx. 27.0 sq. metres (290.8 sq. feet)



Total area: approx. 55.6 sq. metres (598.3 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	