



**King & Co.**  
ESTATE AGENTS

14 AIMA COURT, NETTLEHAM, LINCOLN  
LN2 2XW  
£189,950





#### **LOUNGE**

12' 5" x 12' 1" (3.8m x 3.7m) Having a feature fireplace, fitted carpet, radiator, wall lights, understairs storage cupboard

#### **DINING AREA**

7' 10" x 5' 9" (2.4m x 1.76m) with fitted carpet, radiator, patio doors leading to the rear garden

#### **KITCHEN**

7' 10" x 5' 9" (2.4m x 1.77m) having a good range of base and wall units incorporating a four ring gas hob and inset oven below, extraction unit, plumbing for automatic washing machine, stainless steel single drainer sink unit with pillar taps. Worcester wall mounted central heating boiler.

#### **STAIRS AND LANDING**

Rising from the Entrance Hallway to First Floor with fitted carpet

#### **FAMILY BATHROOM**

with panelled bath with electric shower over, pedestal wash hand basin, low suite w.c. extractor fan. Vinyl to floor, radiator





### **BEDROOM 1**

12' 1" x 8' 10" (3.7(MAX)m x 2.7m) with built in cupboard, fitted carpet, radiator

### **BEDROOM 2**

12' 1" x 10' 2" (3.7m x 3.1m) With fitted carpet,, radiator

### **OUTSIDE**

To the side of the property is a passageway leading to the enclosed rear garden with lawn and borders. Garden shed. To the front is a paved area with planters.

### **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.



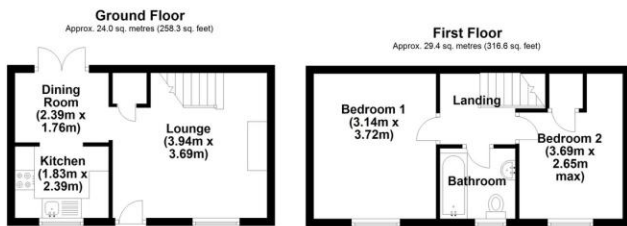
### **TENURE**

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

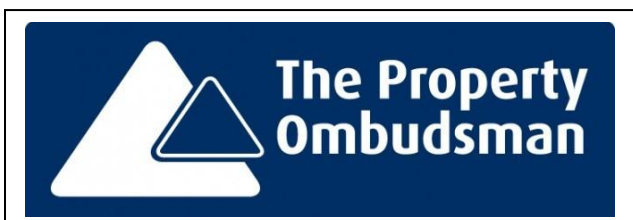
### **VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255





Total area: approx. 53.4 sq. metres (574.9 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.



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>	64	