



King & Co.
ESTATE AGENTS

37 LINDEN AVENUE, LINCOLN, LN4 1NZ
£245,000





NO CHAIN INVOLVED An attractive three bedroomed detached bungalow located in the popular village of Branston to the south east of the City of Lincoln and within close proximity to the Lincoln By Pass. Gas fired central heating and double glazing. Enclosed rear garden.

ENTRANCE PORCH

Double glazed leading to

ENTRANCE HALL

with fitted carpet, radiator, large double cupboard housing Worcester central heating boiler and hot water tank

LOUNGE

17' 10" x 11' 7" (5.45m x 3.55m) Having windows to two elevations, fitted carpet radiator, feature fireplace with inset coal effect fire

DINING AREA

9' 10" x 8' 5" (3.016m x 2.583m) Opening from the lounge with fitted carpet and radiator, Hatch opening to the Kitchen

KITCHEN

10' 1" x 8' 9" (3.09m x 2.685m) having a good range of fitted base and wall units incorporating a stainless steel



single drainer sink unit with mixer taps, inset oven with four ring gas hob over and extraction unit. Plumbing for automatic washing machine. Rear Door

BEDROOM 1

12' 1" x 9' 4" (3.7(max)m x 2.87m) with fitted carpet and radiator

BEDROOM 2

with fitted carpet and radiator

BEDROOM 3

12' 1" x 6' 10" (3.7m x 2.09m) with fitted carpet and radiator



FAMILY BATHROOM

having a coloured four piece suite and being part tiled. Separate shower cubicle, pedestal wash hand basin, low suite w.c. and panelled bath, fitted carpet, radiator

FRONT GARDEN

There is a small garden area to the front of the property which has a lawned area together with established flower beds having mature shrubs and plants

GARAGE

There is a single garage with up and over door which is approached via a tarmac driveway.



REAR GARDEN

There is an enclosed rear garden which is laid to lawn with mature borders. There is a pathway to the left hand side of the bungalow leading to the rear garden and also one to the right hand side

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

