



King & Co.
ESTATE AGENTS

3 PEPPERCORN CLOSE, LINCOLN , LN6 7EH
ASKING PRICE OF £176,500





This attractively presented modern semidetached property is situated on the entrance to peppercorn close. With paved pathway to the front entrance having storm porch over and opening to;

ENTRANCE HALL

Having stairs rising to 1st floor, central heating thermostat, radiator, window to side elevation and fitted carpet.

WC

With close couple WC, wall hung wash handbasin with splashback tiling, radiator, obscure glazed window to front elevation and fitted carpet.

LOUNGE

14' 2" x 15' 1" (4.32m x 4.62 narrowing to 2.50m) Offering window to front elevation, TV aerial point, two radiators, telephone point, carpet and opening through to;

DINING ROOM

6' 9" x 9' 0" (2.06m x 2.76m) Enjoying sliding patio doors leading out to the adjacent rear garden, radiator, carpet and door to;



KITCHEN

9' 0" x 8' 2" (2.76m x 2.49m) Offering a range of fitted units to eye and base level including; Stainless steel sink and drainer unit inset to work surface with cupboard and space below for automatic washing machine while the work surface continues along the neighbouring wall having space inset for free standing oven, units above and below and larger style unit to one end.

Opposite is a further work surface having cupboard and space below for fridge.

Also with; window to rear elevation, wall hung gas fired Baxi central heating boiler, radiator and appropriate wall tiling.



First floor landing

With access to loft space, fitted airing cupboard housing hot water cylinder with shelving over and fitted carpet.

BEDROOM 1

8' 9" x 9' 1" (2.68m x 2.78m) With window to rear elevation looking over the enclosed lawn and rear garden and Canal beyond, radiator fitted carpet.



BEDROOM 2

14' 4" x 8' 9" (4.37m x 2.68m) Offering window to front elevation looking out to Peppercorn Close, radiator and fitted carpet.

BEDROOM 3

12' 2" x 6' 8" (3.71m x 2.05 narrowing to 1.87m) With window to front elevation, radiator, over stairs plinth and fitted carpet.

BATHROOM

6' 1" x 6' 2" (1.86m x 1.89m) Having matching three-piece suite including; Panelled bath with chrome mixer tap and showerhead attachment, close coupled WC, pedestal wash handbasin with splashback tiling, further appropriate wall tiling, radiator, obscure glazed window to rear elevation and vinyl flooring.



OUTSIDE

Situated on Peppercorn close the property is approached over a gravel driveway providing offstreet parking for approximately two vehicles in a tandem format whilst also allowing access to the;



GARAGE

7' 11" x 16' 10" (2.43m x 5.14m) Being of brick and block construction with pitched roof and up and over door.

The driveway allows access via a timber gate to the rear garden; being majority laid to lawn with paved patio area standing adjacent to the rear of the property.

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

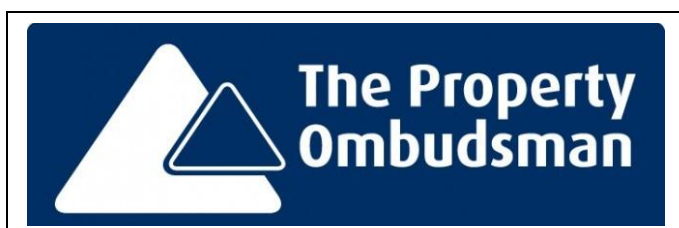
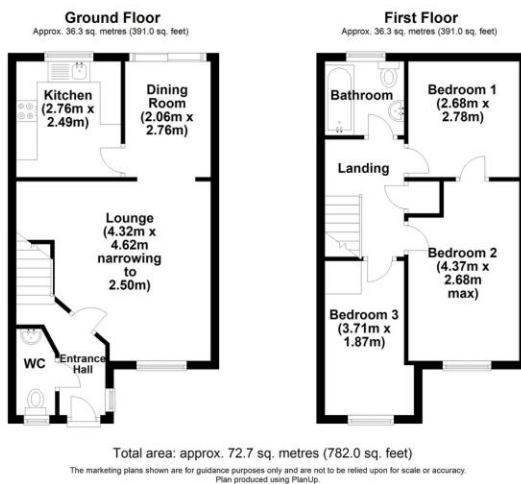
We understand that the property is freehold. Vacant possession will be given upon completion.

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)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		