



**King & Co.**  
ESTATE AGENTS

4 READING CLOSE, WASHINGBOROUGH  
LN4 1SL  
ASKING PRICE OF £249,950





This well maintained and spacious three bedroomed detached bungalow located in this popular village approximately three miles to the south east of the City and benefitting from gas fired central heating and double glazing.

**ENTRANCE HALL**

with fitted carpet, radiator, access to the roof space, double cloaks cupboard housing Baxi central heating boiler and hot water cylinder and controls. Further shelved storage cupboard

**ENTRANCE PORCH**

Double glazed Entrance Porch leading to

**KITCHEN**

10' 9" x 9' 2" (3.29m x 2.8m) having a range of fitted base and wall units incorporating a stainless steel single drainer sink unit, plumbing for automatic washing machine, gas cooker point. Hatch with sliding doors and opaque glass to dining area. Tiled floor, radiator

**LOUNGE**

19' 4" x 12' 1" (5.9m x 3.7m) with an inset coal effect gas fire with surround, centre light fitting and matching wall lights, fitted carpet, radiator



#### **DINING AREA**

10' 2" x 8' 2" (3.1m x 2.5m) with fitted carpet, radiator, hatch to the kitchen

#### **WET ROOM**

with electric shower, pedestal wash hand basin and low suite w.c., radiator, The room is fully tiled.

#### **BEDROOM**

13' 9" x 9' 2" (4.2m x 2.8m) with fitted carpet, radiator patio doors leading to the Conservatory

#### **CONSERVATORY**

10' 9" x 7' 2" (3.3m x 2.2m) with external door to the rear garden. Radiator and lighting.

#### **BEDROOM**

13' 9" x 11' 9" (4.2m x 3.6m) having a range of fitted wardrobes, fitted carpet, radiator

#### **BEDROOM**

8' 6" x 7' 6" (2.6m x 2.3m) with fitted carpet, radiator

#### **ATTACHED GARAGE**

23' 3" x 8' 6" (7.1m x 2.6m) with remote controlled door to the front and personal door to the rear garden.

#### **FRONT GARDEN**

To the front of the property is a garden area which is laid mainly to lawn with established borders. There is a concrete driveway leading to the garden and front door.

#### **REAR GARDEN**

The rear garden is fully enclosed and has a lawned area together with borders, garden shed and greenhouse. There is a patio area outside the conservatory

#### **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



Address: 4 Reading Close, Washingborough, LINCOLN, LN4 1SL  
 RRN: 2555-3015-9204-5422-7200

Energy Rating		
Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		<b>83</b>
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	<b>61</b>	
(39 - 54) <b>E</b>		

