



King & Co.
ESTATE AGENTS

77 MAIN ROAD, WASHINGBOROUGH, LN4 1AY
£189,950





Constructed approximately 9 years ago, this spacious 2 bedroom town house has the benefit of an en-suite to the master bedroom, gas fired combi boiler and small garden together with parking. Located in the popular village of Washingborough which has a wealth of amenities including, schooling, shopping, medical and veterinary facilities.

ENTRANCE PORCH

With fitted carpet, coat hooks and electrical fuse box

LOUNGE

16' 0" x 12' 0" (4.9m x 3.66m) having wall mounted electric fire, carpet, radiator and large shelved storage cupboard



DINING KITCHEN

15' 8" x 12' 1" (4.8m x 3.7m) Having a good range of base and wall mounted units, incorporating a stainless steel single drainer sink unit with mixer taps, gas hob and integrated single oven with extractor fan above, space for automatic washing machine, smoke detector, under stairs cupboard and vinolay flooring



CLAOKROOM

with low suite WC, pedestal wash hand basin, recessed lighting and radiator

STAIRCASE

the stair case rises from the kitchen to the first floor landing with fitted carpet

BEDROOM ONE

12' 9" x 11' 9" (3.9m x 3.6m) Having window to the rear elevation, radiator and fitted carpet



EN SUITE

having walk in shower cubicle with mira electric shower, low suite WC, pedestal wash hand basin, vinolay flooring, extractor fan and recessed lighting

BEDROOM TWO

12' 9" x 9' 10" (3.9m x 3m) Having window to the front elevation, fitted carpet, radiator and access to the roof space

BATHROOM

with panelled bath having a shower attachment to the taps, pedestal wash hand basin and low suite WC, large airing cupboard housing the boiler and storage shelving



OUTSIDE

To the front of the property there is a small enclosed gravelled area with shed, whilst the back of the property has parking for 2 vehicles.





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.

Council Tax Band A

TENURE

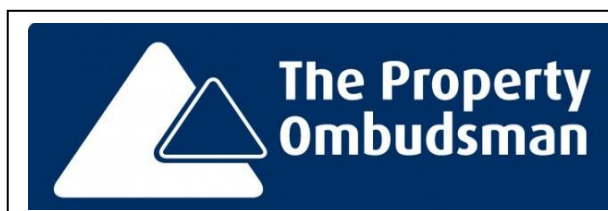
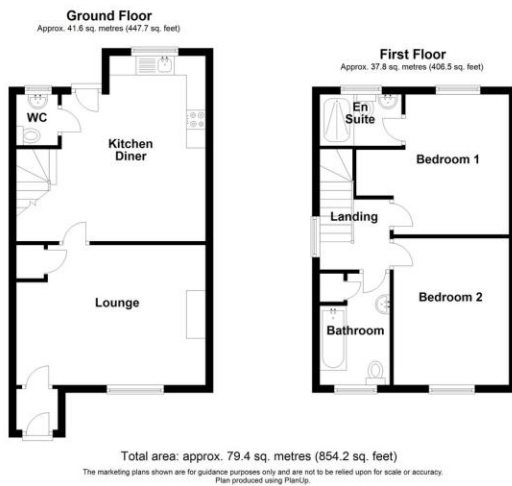
We understand that the property is freehold. Vacant possession will be given upon completion.

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 | | 87 |
| (69-80) C | 73 | |
| (55-68) D | | |