



King & Co.

1 RIGSMOOR CLOSE, NORTH HYKEHAM,
LN6 9PR
£215,000





INFORMATION

Construction type ~ Cavity Wall
Heating Type ~ Gas central heating
Parking ~ Garage & Driveway
Tenure ~ Freehold
Council tax band ~ B
EPC rating ~ TBC

The property is approached down the driveway leading up to the front door and single garage. The property benefits from both a laid to lawn section and low maintenance area to the front.

ENTRANCE HALL

Being 'L' shaped, with fitted carpet, radiator and access to loft space.

LOUNGE

14' 9" x 10' 9" (4.5m x 3.3m) With feature fireplace with inset fire surround, wall lights, fitted carpet and radiator.

BEDROOM 1

12' 6" x 9' 9" (3.83m x 2.99m) With built in mirrored wardrobe, fitted carpet and radiator.



BEDROOM 2

11' 1" x 9' 6" (3.4m x 2.9m) With fitted wardrobe, fitted carpet and radiator

BATHROOM

With ladder style towel radiator, vanity basin walk in shower, low suite WC, inset lighting.

Also with airing cupboard housing lagged tank and shelving.

KITCHEN

10' 9" x 8' 9" (3.3m x 2.68m) With a range of base and wall units, inset oven and hobs inset to work surface, plumbing for an auto matic washing machine, Stainless steel sink and drainer unit with mixer tap and door leading to rear garden.

DINING AREA

7' 6" x 6' 2" (2.3m x 1.9m) With fitted carpet and radiator

REAR GARDEN

Being mostly laid to lawn with patio area and greenhouse to the side of the bungalow.

SUN ROOM

12' 5" x 5' 10" (3.8m x 1.8m) Carpeted and pedestrian door to garage.

STOREROOM

Accessed off the hallway and with shelving

GARAGE

16' 1" x 7' 11" (4.92m x 2.42m) With up & over garage door, lighting and power

WORKSHOP

7' 11" x 6' 5" (2.42m x 1.98m) Housing Worcester boiler.

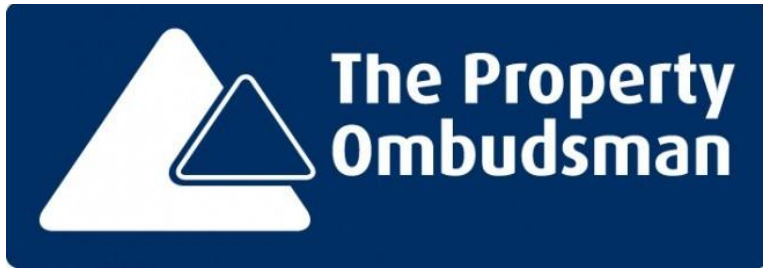
ANTI MONEY LAUNDERING

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

Ground Floor

Approx. 89.8 sq. metres (966.7 sq. feet)



Total area: approx. 89.8 sq. metres (966.7 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.