



King & Co.

49 EASTBROOK ROAD, LINCOLN, LN6 7ES

£249,950





INFORMATION

- Construction type ~ Cavity Wall (filled)
- Heating Type ~ Electric storage heating
- Parking ~ Driveway and garage
- Tenure ~ Freehold
- Council tax band ~ C
- EPC rating ~ E46
- Broadband ~ Ultrafast fibre available

A deceptively spacious three bedroom detached bungalow situated within this popular residential area. The property is offered for sale with no ongoing chain.

Entered via UPVC glaze panel door to side elevation opening to;

ENTRANCE LOBBY

With space for coats and boots and door to.

ENTRANCE HALL

Being wide and spacious, it offers access to loft space with pulldown ladder, electric storage heater and fitted carpet.

LOUNGE

19' 3" x 11' 9" (5.89m x 3.59m) Having windows to both front and side elevations, electric storage heater, electric fire with surround to part of one wall, two wall light points and fitting carpet.



KITCHEN

11' 8" x 10' 2" (3.57m x 3.12m) With fitted units comprising; stainless steel sink and drainer unit inset to work surface with 4 ring electric hob adjacent, cupboards and space below for automatic washing machine.

To the adjacent walls is a further work surface having units both above and below and larder style unit abutting - housing oven and grill.

Also with; appropriate wall tiling, pantry with shelving, electric storage heater and UPVC door to side elevation.



BEDROOM 1

11' 9" x 12' 0" (3.59m x 3.68m) Having windows to front elevation, fitted sliding door wardrobes to 2 walls having shelving and hanging rails, electric storage heater and fitted carpet.

BEDROOM 2

11' 8" x 10' 5" (3.57m x 3.20m) With window to rear elevation looking out to the enclosed rear garden, sliding door wardrobes to one wall with shelving and hanging rail, electric storage heater and carpet.

BEDROOM 3

10' 5" x 8' 8" (3.19m x 2.66m) Having window to rear elevation, picture rail, electric storage heater and fitted carpet.



SHOWER ROOM

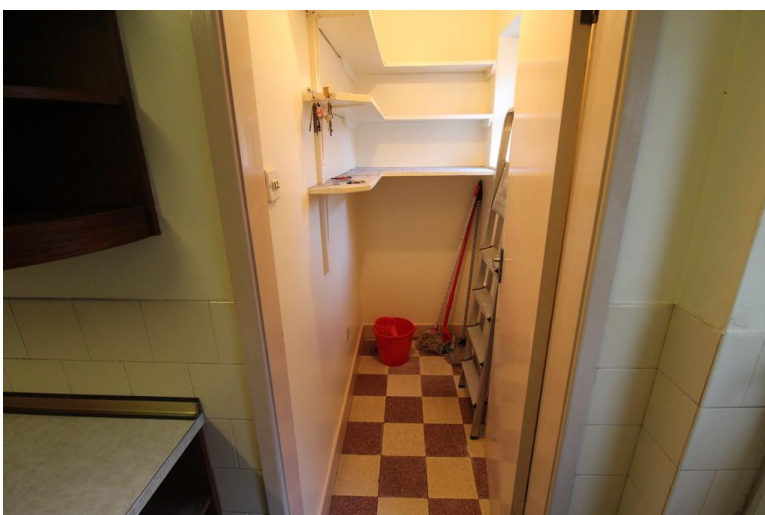
8' 7" x 5' 6" (2.64m x 1.69m) With walk-in shower enclosure having wall hung Triton electric shower unit, pedestal wash and basin, low level WC, fitted airing cupboard Housing hot water cylinder, obscure glaze window to side elevation and appropriate wall tiling.

OUTSIDE

Situated on Eastbrook Road having a wealth of local amenities being just a short distance away, the property is approached over a concrete driveway which extends down one side of the property providing off street parking whilst also allowing access to the:

GARAGE

17' 4" x 8' 6" (5.29m x 2.60m) Having up and over and separate rear pedestrian door.



The front garden has been paved to provide a low maintenance frontage which could also provide further parking if so desired.



A concrete pathway extends down one side of the property via gate, allowing access to the rear garden. Being paved to provide a low maintenance rear resetting with mature hedging to some boundaries.

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. Electric storage heaters are used to heat the property. 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



Total area: approx. 100.1 sq. metres (1077.0 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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