



King & Co.

24 NEWARK ROAD, BASSINGHAM, LN5 9HA

£289,950





#### **INFORMATION**

Construction type ~ Cavity wall (filled)  
 Heating Type ~ Oil central heating  
 Parking ~ Driveway and double garage  
 Tenure ~ Freehold  
 Council tax band ~ D  
 EPC rating ~ E41  
 Broadband ~ Superfast fibre available (FTTC)

#### **ENTRANCE PORCH**

Leading to the glazed front door

#### **ENTRANCE HALL**

With fitted carpet, radiator, wall lighting and coat hooks

#### **LOUNGE**

24' 10" x 13' 11" (7.59m x 4.25m) Having windows to the front and side elevation, 3 radiators with shelving over, feature fireplace, built in cupboard with glass door and shelving inside. Built in corner TV stand, wall and ceiling lighting, glazed double doors leading to the rear porch.

#### **REAR PORCH**

Tiled flooring, radiator UPVC door to rear garden, boiler room with window and lighting



### **FAMILY ROOM**

18' 4" x 7' 10" (5.6m x 2.41m) Needing some finishing off, with 2 radiators, UPVC door to side elevation, 2 windows looking out to the garden and concrete flooring with exposed brickwork to one wall



### **KITCHEN**

14' 11" x 11' 10" (4.56m x 3.63 narrowing to 2.25m) With window to the rear elevation, 3 radiators, strobe lighting and fitted carpet the kitchen consists of a 4 ring gas hob with built in Tricity double oven, plumbing for automatic washing machine, stainless steel single drainer and sink unit with a mixture of base and wall units running down 2 sides of the kitchen and into the centre of the room, glazed door leading to the rear porch and door into the lounge

### **BEDROOM 1**

14' 10" x 10' 10" (4.54m x 3.32m) With fitted carpet, 2 radiators and window to the front elevation

### **BEDROOM 2**

14' 11" x 10' 4" (4.55m x 3.17m) With fitted carpet and 2 radiators and windows to the front and side elevations

### **BEDROOM 3**

7' 10" x 8' 3" (2.4m x 2.54m) With fitted carpet, radiator and window to the side



### **BATHROOM**

11' 11" x 7' 5" (3.65m x 2.27m) Large bathroom with low suite WC, pedestal wash hand basin, bath and separate shower cubicle, radiator and towel rail above. Airing cupboard housing the hot water tank and access to the loft

### **OUTSIDE**

The property is surrounded by good sized gardens laid mainly to lawn on 3 sides with the right hand side housing a driveway leading to further parking and;

### **DOUBLE GARAGE**

### **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.

### **VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255

### **TENURE**

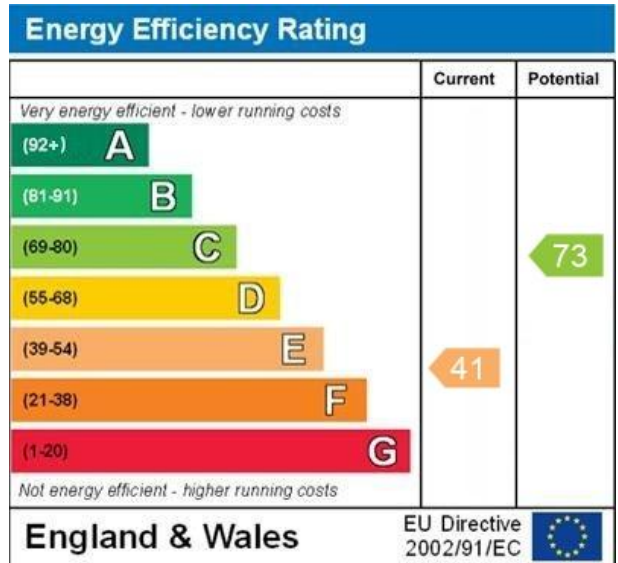
We understand that the property is freehold. Vacant possession will be given upon completion





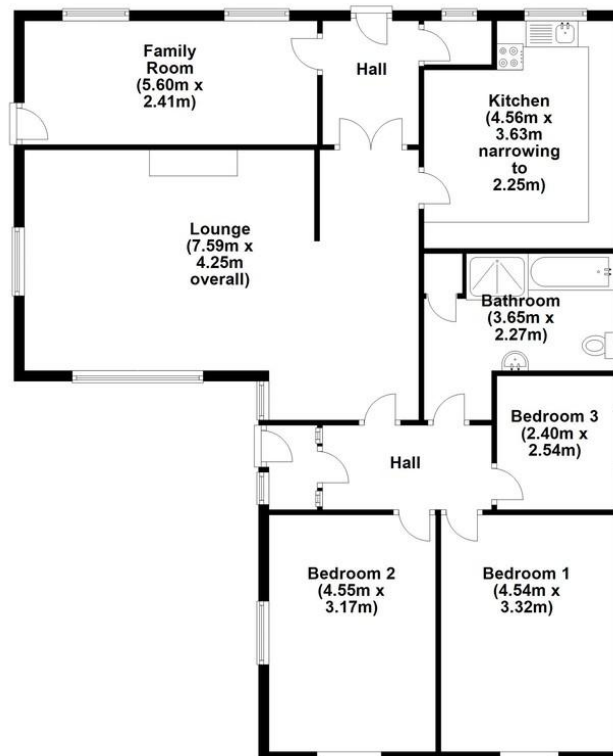
## SERVICES

Mains electricity, water, and drainage are connected to the property. Central heating is provided to a radiator system from an oil fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.



### Ground Floor

Approx. 124.4 sq. metres (1338.8 sq. feet)



Total area: approx. 124.4 sq. metres (1338.8 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.