



King & Co.

22 BLACKBIRD WAY, WITHAM ST HUGHS,
LINCOLN, LN6 9FL
£127,950





INFORMATION

Gas central heating
1 reserved parking space
EPC rating - C
Council tax band - A
Local Authority - North Kesteven District Council
White goods are included in the sale (fridge freezer, washer dryer, dishwasher).
No chain
Service Charge of circa £300 pa (information supplied by Vendor, please ask your solicitor to verify)

ENTRANCE HALL

Offering space for coats and boots, stairs rising to first floor, radiator and carpet.

BEDROOM

13' 8" x 9' 1" (4.19m x 2.78m narrowing to 2.40m)
Having windows to both front and side elevations, radiator and carpet.



SHOWER ROOM

Corner shower with chrome mixer shower unit, close couple WC, pedestal wash hand basin with splash back tiling, fitted work surface to one wall with Zanussi washer dryer below, radiator and vinyl flooring.

FIRST FLOOR

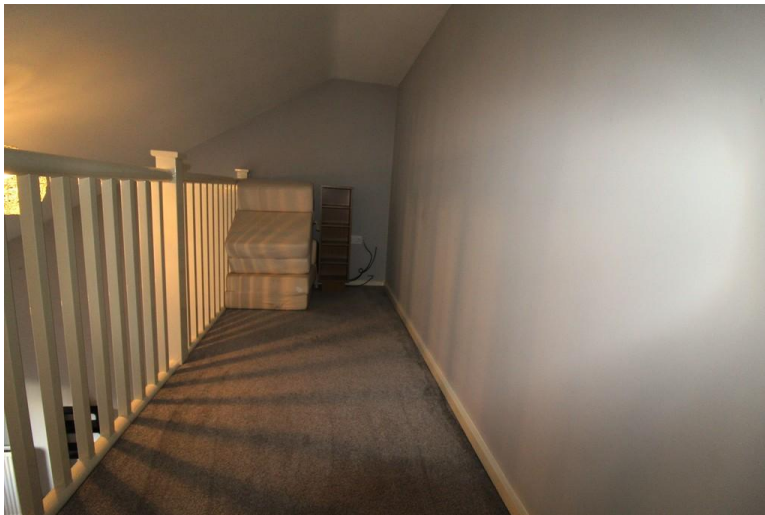
OPEN PLAN LIVING KITCHEN

15' 10" x 13' 8" (4.83m x 4.17m) Being an open plan, social space which includes;

Fitted work surface to majority of one wall having units to both eye and base level whilst having stainless steel sink and drainer unit inset and 4 ring halogen hob adjacent.

The kitchen area further benefits from fitted oven with extractor hood above, appropriate wall tiling, free standing fridge freezer unit to one end included in the sale and vinyl flooring.

The living space offers French doors allowing access out to the adjacent balcony providing an ideal alfresco dining space; fitted over stairs cupboard housing wall hung modern Ideal gas fired boiler, two radiators, carpet and ladder allowing access to



MEZZANINE STORAGE AREA

OUTSIDE

The property offers a reserved parking space and timber storage area adjacent to the front of the property.

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.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

ANTIMONEY 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.

TENURE

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



The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.