



King & Co.

6 MALLARD COURT, LINCOLN, LN6 9TS
£279,950





INFORMATION

Construction type - Cavity Wall
 Heating Types - Gas Central Heating
 Parking - Off Road
 Tenure - Freehold
 Council Tax Band - C
 EPC Rating C
 Broadband - FTTC

For more information on broadband and mobile coverage go to:
<https://checker.ofcom.org.uk/>
<https://checker.ofcom.org.uk/>

ENTRANCE LOBBY

Stairs rising to first floor, coving.

LOUNGE

12' 9" x 10' 6" (3.91m x 3.22m) With box bay window to front elevation, electric fire inset to wall, coving, vertical radiator, carpet and double doors through to:

DINING ROOM

7' 7" x 10' 4" (2.32m x 3.17m) Sliding patio doors to rear elevation leading out to the adjacent rear garden decking, radiator, coving and carpet.

KITCHEN

10' 4" x 9' 0" (3.17m x 2.75m) stainless steel sink and drainer unit inset to work surface with cupboards and integral



dishwasher below, while the work surface continues along the neighbouring wall having 4 ring induction hob inset with extractor and units to either side above and large deep pan drawers below.

Opposite is a further work surface with units to eye and base level, ladder style unit abutting housing stainless steel oven and grill.

Also with; appropriate wall tiling, under cupboard lighting, plinth lighting, under stairs storage cupboard, coving and leading onto;

UTILITY ROOM

7' 4" x 5' 2" (2.25m x 1.59m) Having matching units to that of the kitchen, fitted work surface to one wall with cupboards and space below for automatic washing machine, appropriate wall tiling, space for tall standing fridge freezer unit, coving, radiator and door to side elevation.

WC

Close couple WC, wall hung wash hand basin with splash back tiling, radiator and vinyl flooring.

FAMILY ROOM

9' 10" x 8' 2" (3.02m x 2.49m) Window to front elevation, coving, radiator and wood effect laminate flooring.

STORE

6' 2" x 8' 0" (1.89m x 2.46m) Wall hung gas fired boiler, work surface to part of one wall with space below for two appliances and space abutting for tall standing fridge freezer.

FIRST FLOOR LANDING

Access to loft space with pull down ladder, fitted airing cupboard housing recently fitted hot water cylinder, coving, radiator and carpet.

BEDROOM 1

11' 11" x 10' 9" (3.64m x 3.30m narrowing to 2.41m) Window to rear elevation, coving, radiator, two fitted wardrobes with hanging rails, carpet and door to;

ENSUITE

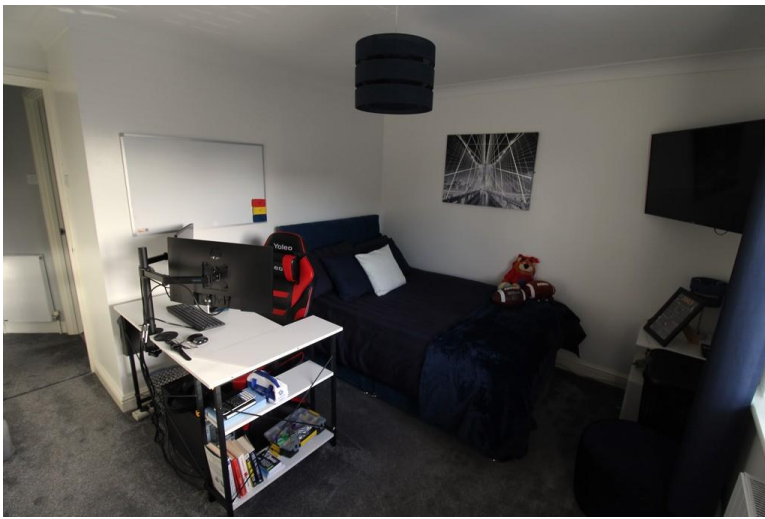
Having been recently installed, it boasts spacious walk-in shower enclosure with drench head and separate shower attachment, wash hand basin inset to vanity unit with double cupboard below, close couple WC.

Also with; appropriate wall tiling, ladder style heated towel rail, coving and tiles flooring.

BEDROOM 2

9' 4" x 12' 11" (2.87m x 3.94m into wardrobes) Window to front elevation, one single and one double fitted wardrobes to majority of one wall, coving, radiator and carpet.





BEDROOM 3

12' 11" x 9' 3" (3.96m x 2.84m) Window to front elevation, fitted double wardrobe to part of one wall, coving, radiator and carpet.

FAMILY BATHROOM

Having been recently installed, P-shaped bath having chrome shower unit over with drench head and separate shower head attachment, wash hand basin inset to vanity with double cupboard below, close couple WC.

Also with, ladder style heated towel rail, appropriate wall tiling, 4 flush ceiling down lighters, coving and tiles flooring.

OUTSIDE

The beautifully presented family home is situated at the end of a private road benefitting from having space for 3-4 cars. A paved pathway extends down one side of the property which, via timber gate, allows access to the rear garden. Being part laid to lawn with raised timber decking area standing adjacent to the rear of the property creating an ideal summers entertaining, socialising space whilst having a paved patio extending towards the rear of the garden creating further outdoor dining / entertaining space.

Also with; external water tap and timber garden shed included in sale.

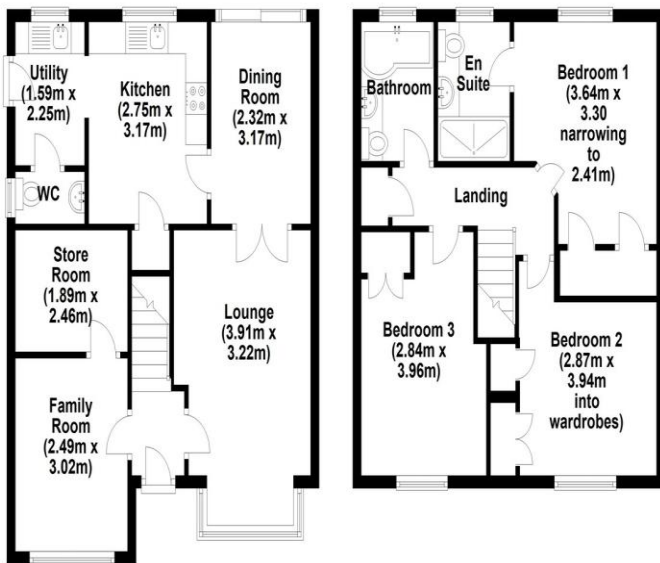
ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require seeing 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.



Ground Floor

First Floor



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.

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.

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