

King&Co.

3 MALTKILN ROAD,
FENTON, LN1 2EW
£177,500



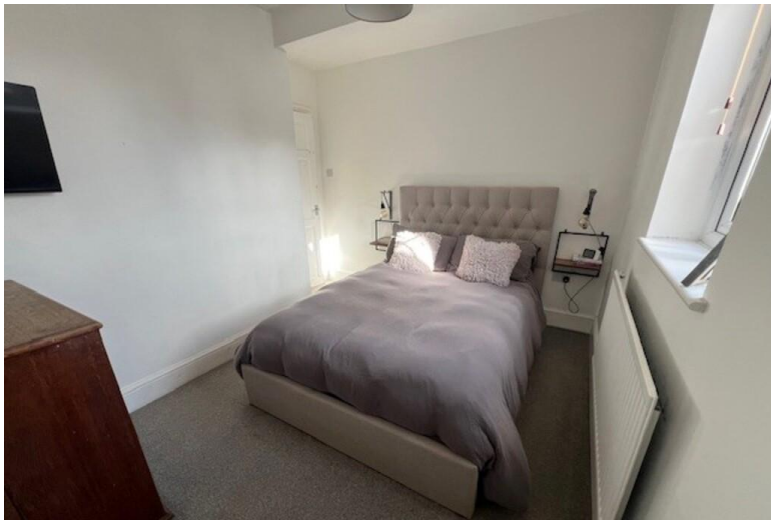






This quaint country cottage offers a cosy welcoming feel, with a good-sized lounge featuring a large log burner and attractive exposed brick feature, creating a lovely focal point. The country-style kitchen offers a charming traditional feel, complete with an island and space for an American -style fridge freezer. The property benefits from two double bedrooms, one featuring built-in wardrobes, alongside a versatile third bedroom, ideal for use as a single bedroom, home office or dressing room. The good-sized bathroom features a shower, with tiled walls and flooring for a practical and stylish finish. Externally, the property benefits from both a private garden and communal garden space, along with two outdoor storage sheds.









LOUNGE

14' 5" x 13' 6" (4.41m x 4.12m) Good-sized lounge featuring a large log burner and attractive exposed brick feature, creating a lovely focal point.

KITCHEN/BREAKFAST ROOM

13' 5" x 11' 0" (4.09m x 3.37m) The country-style kitchen offers a charming traditional feel, complete with an island and space for an American -style fridge freezer.

BEDROOM 1

10' 10" x 8' 1" (3.32m x 2.47m) Good-sized double bedroom with inbuilt wardrobe and lots of light.

BEDROOM 2

8' 7" x 10' 6" (2.64m x 3.22m) max Double-sized bedroom with lots of light, perfect as a guest room.

BEDROOM 3

4' 7" x 9' 8" (1.41m x 2.96m) Versatile bedroom, ideal for use as a single bedroom, home office or dressing room.





~ Council Tax Band: A
~ Construction: Cavity wall
~ Main heating: LPG central heating
~ Utilities: Mains electric, and water
~ Broadband: Available
~ Mobile: Mobile coverage available
~ EPC rating E39

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

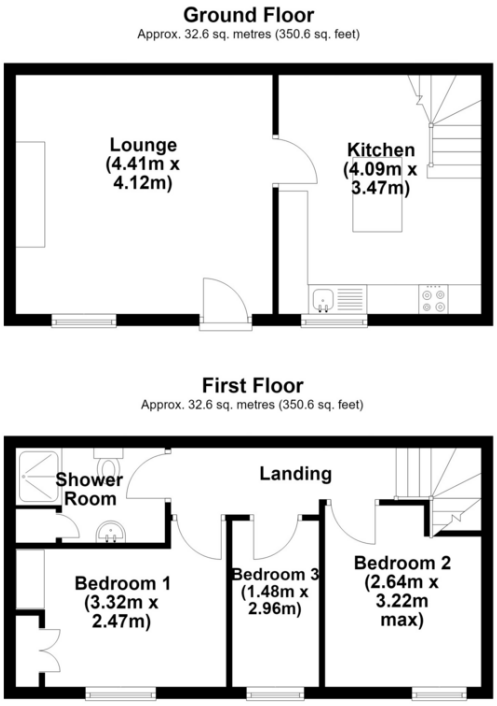
Strictly by prior appointment through the Agents office on 01522 525255

TENURE

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

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.



Total area: approx. 65.1 sq. metres (701.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

The Property Ombudsman

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.