

King&Co.

1 RED HALL DRIVE
LINCOLN, LN4 2JS
£230,000









INFORMATION

~ Council Tax Band: B
~ Construction: Cavity Wall
~ Main heating: Gas central heating
~ Utilities: Mains gas, electricity and water
~ Broadband: Ultrafast full fibre available (not currently supplied)
~ Mobile: Mobile coverage available
~ EPC rating C

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

DESCRIPTION

King & Co are delighted to present this lovely, detached bungalow, positioned in the popular and well-serviced village of Bracebridge Heath, Benefitting from an entrance porch, hallway, large living-room, 2 double bedrooms, dining-room, conservatory, kitchen, shower-room, and separate WC. Outside, there is off-street parking, a garage, summerhouse and a front and rear mature garden with pond. Although the property does require some modernisation, there is huge potential to convert the loft space, subject to planning.









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 renewed in August 2023. The property is double-glazed throughout. None of the service installations within the property have been tested, although the central heating system is serviced annually.

TENURE

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

VIEWINGS

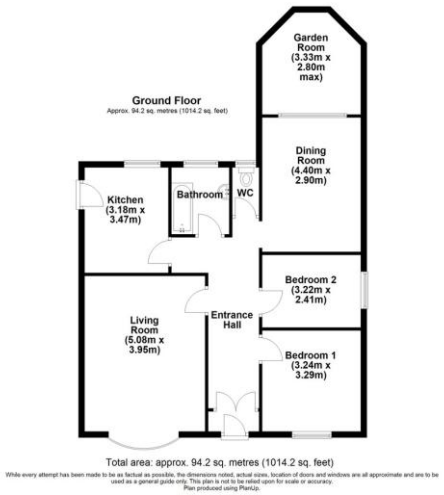
Strictly by prior appointment through the Agents office on 01522 525255

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 eg, passport, driving licence / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.









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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.