



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/>



DISCRIPTION

King & Co are delighted to present this lovely, detached bungalow, positioned in the popular and well-served 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 well-maintained, 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.

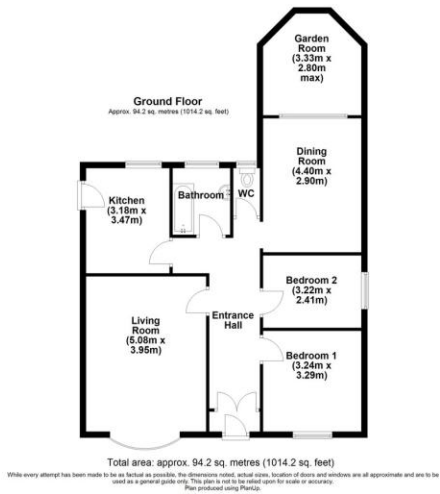
VIEWINGS

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, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(46-54) E		