

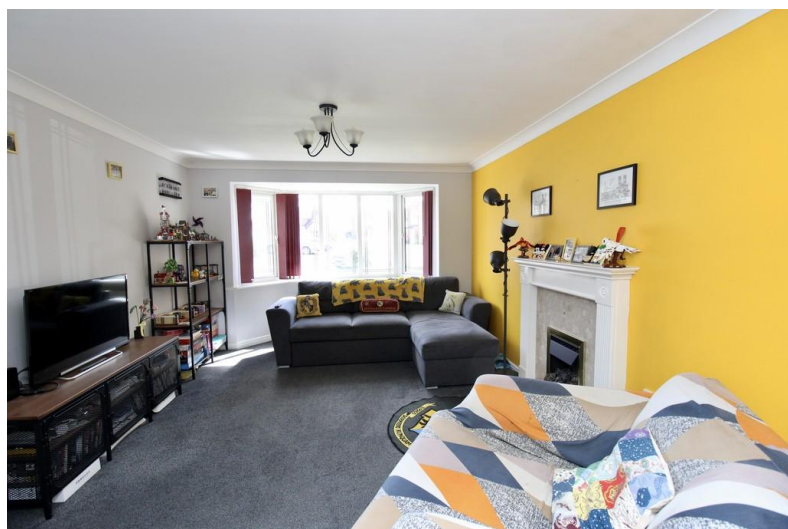


## 30 Hobart Close

Waddington, Lincoln, LN5 9FZ

**£300,000**

A four bedroom detached family home positioned in this popular location of Lower Waddington, close to the historical Cathedral and University City of Lincoln. The property has internal accommodation comprising of a bay-fronted Lounge, Dining Room, Conservatory, Modern Fitted Kitchen, Ground Floor WC, Utility Room, Study, Converted Garage/Store and First Floor Landing leading to four Bedrooms, En-Suites to Bedroom One and Two and a Bathroom. Outside to the front of the property there is a driveway providing off-street parking and an astro-turf low-maintenance garden to the rear. This property benefits from No Onward Chain and viewing is recommended to appreciate the accommodation on offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – D

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** – Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln along Brant Road, turn left onto Station Road then turn left again onto Melbourne Way. Proceed along, turn left onto Hobart Close and follow the road around to the right hand side where the property is located via the Mundys For Sale Board.

**LOCATION**

Waddington is one of the popular cliff villages to the South of Lincoln. The village itself offers a wide range of local amenities including schools, shops and public houses and there are regular bus services into Lincoln and Grantham.



#### INNER HALLWAY

With UPVC window and door to the front aspect, stairs to the First Floor Landing and doors to the Lounge, Kitchen and WC.

#### LOUNGE

14' 9" x 11' 8" (4.52m x 3.57m), with UPVC bay window to the front aspect, radiators, fireplace and double doors to the Dining Room.

#### DINING ROOM

11' 0" x 8' 8" (3.37m x 2.65m), with double doors to the Conservatory, door to the Kitchen and radiator.

#### CONSERVATORY

13' 4" x 11' 8" (4.07m x 3.57m), with UPVC windows and double doors to the rear garden and centre fan with light.



#### KITCHEN

10' 5" x 11' 7" (3.19m x 3.54m), with UPVC window to the rear aspect, vinyl flooring, fitted with a range of grey base units and drawers with worksurfaces over, five ring gas hob with extraction above, integral oven, dishwasher, wine cooler, space for American-style fridge freezer with cold water supply to the rear, wall-mounted cupboards with complementary tiling below and stainless steel sink with mixer tap over.

#### WC

#### UTILITY ROOM

5' 9" x 8' 7" (1.76m x 2.63m), with UPVC window to the rear aspect, door to the side aspect, fitted base units, sink with mixer tap over, integral freezer, automatic washing machine and door to the Study.



#### STUDY

7' 10" x 8' 1" (2.41m x 2.48m), with study table and door to the Garage/Store.

#### GARAGE/STORE

7' 10" x 8' 7" (2.39m x 2.63m), with up and over door to the front aspect.

#### LANDING

With window to the front aspect, doors to four Bedrooms and the Bathroom and fitted cupboard.

#### BEDROOM 1

12' 4" x 11' 5" (3.78m x 3.50m), with UPVC window to the front aspect, radiator, a range of fitted wardrobes and door to the En-Suite.



#### EN-SUITE

With WC, wash hand basin, shower and window to the side aspect.

#### BEDROOM 2

10' 11" x 8' 6" (3.34m x 2.61m), with UPVC window to the rear aspect, radiator, a range of fitted wardrobes and door to the En-Suite.

#### EN-SUITE

With shower, WC, wash hand basin, radiator and window to the front aspect.



### BEDROOM 3

10' 6" x 7' 9" (3.22m x 2.37 m), with UPVC window to the rear aspect, fitted cupboard and radiator.

### BEDROOM 4

7' 2" x 6' 11" (2.19m x 2.11 m), with UPVC window to the rear aspect and radiator.

### BATHROOM

With UPVC window to the rear aspect, suite comprising of bath with shower over, WC and wash hand basin and radiator.

### OUTSIDE

To the front of the property there is a driveway providing off-street parking for multiple vehicles. To the rear of the property there is a paved seating area, an astro-turfed garden and flowerbeds.



**WEBSITE**  
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sole & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £50 per purchase from them.

CWH and J Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 550088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the costs of financing your purchase.

#### NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

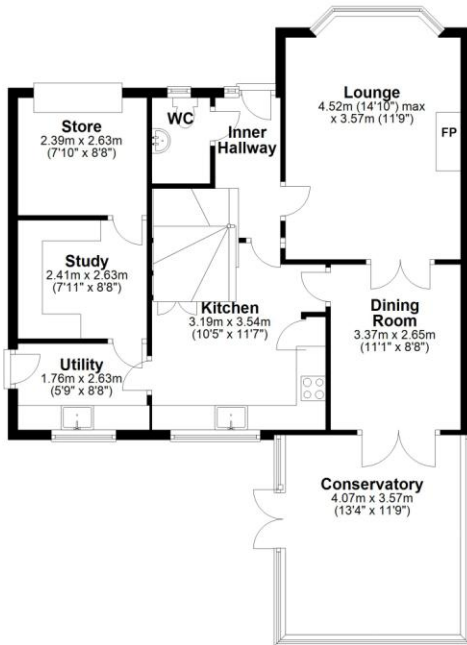
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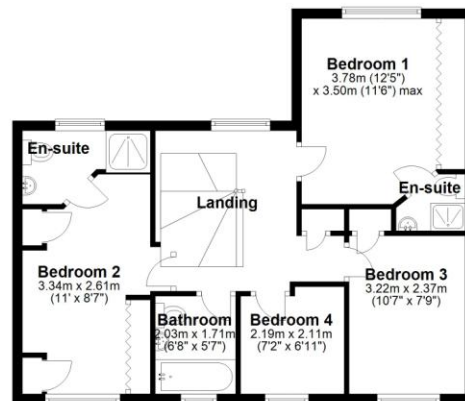
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### Ground Floor



For illustration purposes only.  
Plan produced using PlanUp.

### First Floor



29 – 30 Silver Street  
Lincoln  
LN2 1AS

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