



## 12 Boone Close

Waddington, Lincoln, LN5 9ZJ

**£375,000**

Situated in a tucked away position at the end of a cul-de-sac, a spacious modern detached family home with well-presented living accommodation comprising of Hall, bay-fronted Lounge, Study, stylish Kitchen Diner, Utility/WC and a First Floor Landing leading to four Double Bedrooms, Master En-Suite Shower Room and a Family Bathroom. Outside there is a lawned front garden, driveway for multiple vehicles, single garage and a private and generous rear garden. Viewing is highly recommended.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B

**COUNCIL TAX BAND** – E

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

**TENURE** - Freehold.

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

Service Charge Amount - Approx. £180.66 per year

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale





## 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.

## ACCOMMODATION

### HALL

With staircase to the First Floor, storage cupboard, understairs storage cupboard, tiled flooring and spotlights.

### LOUNGE

15' 6" x 12' 9" (4.74m x 3.89m), with double glazed bay window to the front aspect, spotlights and two radiators.

### STUDY

8' 6" x 6' 10" (2.61m x 2.10m), with double glazed window to the front aspect, spotlights and radiator.

### KITCHEN/DINER

26' 6" x 10' 7" (8.10m x 3.23m), fitted with a range of stylish wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, eye-level electric oven, induction hob with extractor fan over, integrated dishwasher, gas-fired central heating boiler, tiled flooring, two radiators, spotlights and double glazed window and French doors to the rear garden.

### UTILITY/WC

6' 9" x 5' 4" (2.08m x 1.64m), fitted with base units with work surfaces over, wash hand basin, integrated washing machine, close coupled WC, tiled flooring, radiator and spotlights.

### FIRST FLOOR LANDING

With airing cupboard, loft access point and radiator.

### BEDROOM 1

12' 9" x 12' 3" (3.89m x 3.74m), with double glazed window to the front aspect, fitted wardrobes with mirror-fronted sliding doors and radiator.

### EN-SUITE SHOWER ROOM

6' 5" x 5' 5" (1.96m x 1.67m), fitted with a three piece suite comprising of shower cubicle with Aqualisa wifi-controlled smart shower, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring, spotlights, chrome towel radiator and double glazed window to the front aspect.

### BEDROOM 2

13' 9" x 10' 1" (4.21m x 3.09m), with double glazed window to the front aspect and radiator.

### BEDROOM 3

11' 3" x 10' 2" (3.43m x 3.10m), with double glazed window to the rear aspect and radiator.

### BEDROOM 4

12' 9" x 9' 0" (3.89m x 2.75m), with double glazed window to the rear aspect and radiator.





## BATHROOM

6' 8" x 5' 6" (2.05m x 1.68m), fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity unit and close coupled WC, tiled walls, tiled flooring, spotlights, chrome towel radiator and double glazed window to the rear aspect.

## OUTSIDE

The property sits tucked away at the end of a quiet cul-de-sac with a lawned front garden, driveway providing off street parking for multiple vehicles and access to the single garage. To the rear there is a generous and enclosed private rear garden that is laid mainly to lawn with a patio area.



### 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)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Slis & Butteridge, Ringrose Law LLP, Burton and Co, Bridge MF and, Dale & Co 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 £150 per purchase from them.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct 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 will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

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 556088 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 to work out the cost of financing your purchase.

### NOTE

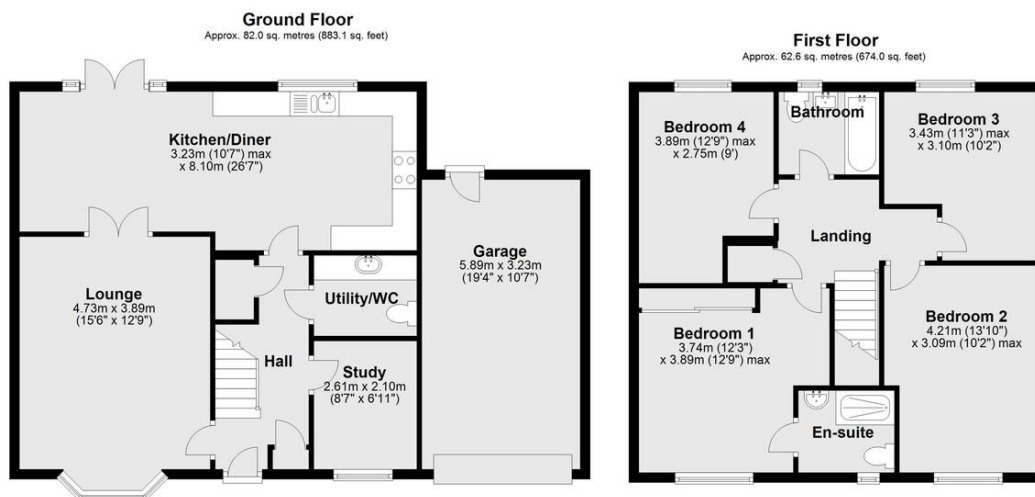
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 144.7 sq. metres (1557.1 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

