



## 28 Adelaide Close

Waddington, Lincoln, LN5 9XN



Book a Viewing!

**£250,000**

A well-presented three bedroom detached house tucked away at the end of a cul de sac, in the popular village of Waddington, to the South of the Cathedral City of Lincoln. The accommodation comprises of Hall, Lounge Diner, modern fitted Kitchen and a First Floor Landing leading to three Bedrooms and modern Family Bathroom. Outside there are front and rear Gardens, Driveway providing off street parking for multiple vehicles and a Garage, currently converted into a Home Office. Viewing of this property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – C.**

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

**TENURE** - Freehold.

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

**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.

**HALL**

With staircase to the first floor, understairs storage cupboard, laminate flooring and double glazed window to the side aspect.

**LOUNGE/DINER**

19' 10" x 14' 11" (6.06m x 4.57m) With double glazed window to the front aspect, double glazed French doors to the rear aspect, electric fire in a feature fireplace and two radiators.





## KITCHEN

10' 11" x 9' 1" (3.33m x 2.79m) Fitted with a modern range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, integrated dishwasher, spaces for fridge freezer and washing machine, tiled flooring and splashbacks, spotlights and double glazed window to the rear aspect.

## FIRST FLOOR LANDING

With double glazed window to the side aspect.

## BEDROOM 1

12' 1" x 7' 10" (3.69m x 2.41m) With double glazed window to the rear aspect and radiator.

## BEDROOM 2

11' 8" x 8' 2" (3.58m x 2.49m) With double glazed window to the front aspect and radiator.

## BEDROOM 3

6' 0" x 8' 6" (1.83m x 2.60m) With double glazed window to the front aspect and radiator.

## BATHROOM

Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit and close coupled WC, airing cupboard, tiled walls and flooring, chrome towel radiator, spotlights and double glazed window to the rear aspect.



## CONVERTED GARAGE/STUDY

14' 8" x 7' 10" (4.49m x 2.39m) Formerly a single detached garage, converted into a study/storage area, with laminate flooring and spotlights.



## OUTSIDE

To the front of the property there is a lawned garden and side driveway providing off street parking for multiple vehicles. To the rear of the property there is an enclosed garden laid mainly to lawn with patio, decked seating areas and two sheds.

### 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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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.

CWJ, Walter and Callum Lyman 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.

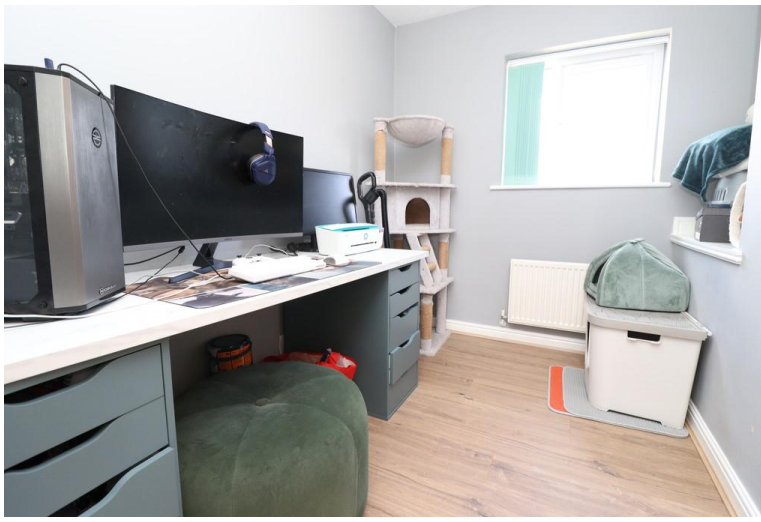
### GENERAL

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 are for their clients 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.

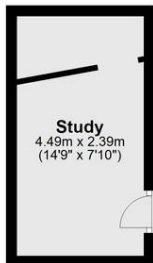
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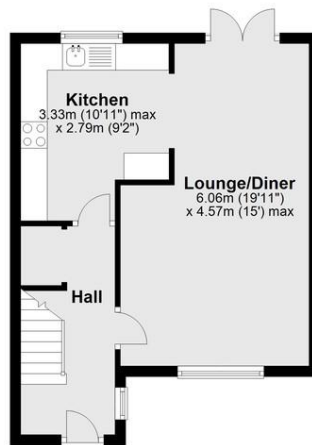


**Ground Floor**

Approx. 52.1 sq. metres (560.3 sq. feet)



**Study**  
4.49m x 2.39m  
(14'9" x 7'10")

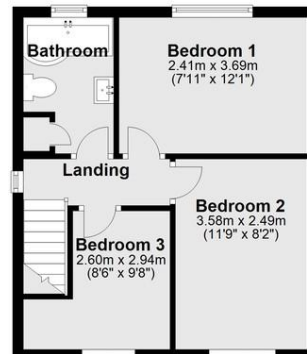


Total area: approx. 85.1 sq. metres (915.9 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**First Floor**

Approx. 33.0 sq. metres (355.6 sq. feet)



**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 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.

