



122 Station Road
Waddington, Lincoln, LN5 9QS



Book a Viewing!

£450,000

A beautiful period farmhouse situated in a non estate position within the village of Waddington, to the South of the Cathedral City of Lincoln, with well presented and spacious accommodation comprising of Porch, Hall, Living Room, Sitting Room, Dining Room, Kitchen, Utility Room, ground floor Shower Room and a First Floor Landing leading to four Double Bedrooms, Family Bathroom and separate WC. The property sits in gardens of approx 0.18 acres (STS) with wraparound gardens, driveway, larger than average garage and brick outbuilding. Viewing is highly recommended.





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.

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

PORCH

With two double glazed windows to the side aspects and tiled flooring.

HALL

With staircase to the first floor, wooden flooring and two radiators.



LIVING ROOM

13' 11" x 13' 5" (4.26m x 4.10m) With double glazed sash window to the front aspect, log burner set within brick fireplace, wood effect flooring and radiator.

SITTING ROOM

13' 11" x 13' 5" (4.26m x 4.10m) With double glazed French doors to the rear garden, double glazed sash window to the side aspect, gas fire within feature fireplace and radiator.

DINING ROOM

13' 10" x 13' 5" (4.24m x 4.09m) With double glazed sash window to the front aspect, gas fire within a feature fireplace and radiator.



REAR LOBBY

With understairs storage cupboard, tiled flooring and door to the rear garden.

KITCHEN/BREAKFAST ROOM

13' 11" x 13' 4" (4.25m x 4.08m) Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, Aga, electric oven/microwave, integrated dishwasher and fridge, tiled flooring, splashbacks, radiator and double glazed window to the rear aspect.

UTILITY ROOM

With spaces for washing machine and tumble dryer, storage shelving, tiled flooring with underfloor heating, internal door to the garage and double glazed window to the rear aspect.



SHOWER ROOM

Fitted with a three piece suite comprising of walk in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring with underfloor heating, chrome towel radiator, airing cupboard housing the gas fired central heating system and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With double glazed window to the rear aspect and radiator.

BEDROOM 1

13' 11" x 12' 11" (4.26m x 3.94m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.



BEDROOM 2

13' 10" x 13' 5" (4.24m x 4.10m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

13' 5" x 11' 6" (4.09m x 3.52m) With double glazed window to the rear aspect, storage shelving and radiator.

BEDROOM 4

13' 6" x 11' 3" (4.12m x 3.45m) With double glazed sash window to the front aspect and radiator.



BATHROOM

With panelled bath with shower over and glass shower screen, pedestal wash hand basin, airing cupboard, part tiled walls, wood effect flooring, radiator and double glazed window to the front aspect.

SEPARATE WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, wood effect flooring, radiator and double glazed window to the front aspect.

OUTSIDE

The property sits behind hedging giving privacy, with a path leading to the front garden and front door. To the rear there is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs and brick outbuilding for storage. To the side there is a driveway providing off street parking for multiple vehicles and access to the garage. The garage has up and over door to the front, personal door to the rear, light and power.



WEBSITE

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BUYING YOUR HOME

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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

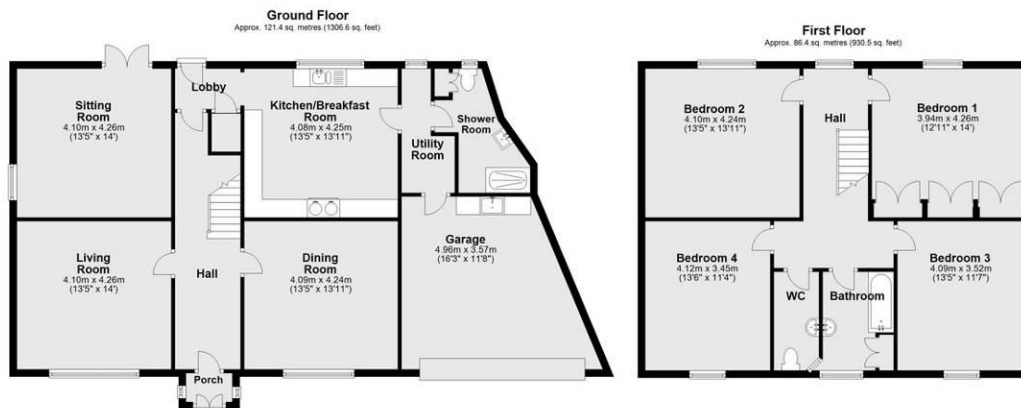
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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