



162 Grantham Road
Waddington, Lincoln, LN5 9NU



Book a Viewing!

£385,000

This is a larger than average, double bay fronted 1930's detached dormer bungalow situated in this popular village of Waddington. The property has been well maintained and extended by the previous owners with a resin in and out driveway, detached double garage and internal accommodation to comprise of Entrance Porch, Inner Hallway, two ground floor Bedrooms with bay windows, an extended Family Bathroom, modern Fitted Kitchen, larger than average Lounge, Utility and WC with stairs rising to first floor which gives access to a further Bedroom with En-Suite and Dressing Room. There are mature gardens to the front and rear of the property, the property benefits from having gas central heating, solar panels and battery storage. This property is being sold with no onward chain.





SERVICES

All mains services available. Gas central heating.
Solar Panels.

EPC RATING – C.

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.



PORCH

Having uPVC doors to the front aspect.

INNER HALLWAY

Having window and door to the Porch, radiator, stairs to first floor landing and doors leading into two ground floor Bedrooms, Bathroom, Kitchen and the Lounge.

BEDROOM 2

12' 6" x 14' 0" (3.83m x 4.29m) Having UPVC walk in bay window to the front aspect, uPVC window to the side aspect, fitted wardrobes and radiator.

BEDROOM 3

12' 1" x 14' 4" (3.70m x 4.37m) Having uPVC double glazed window to the front aspect, under stairs storage cupboard, radiator and wall lights.

LOUNGE

25' 7" x 13' 1" (7.81m x 3.99m) Having uPVC window and radiator to the rear aspect, uPVC window to the side aspect, two further radiators, electric fire with feature surround, wall lights and door leading to the Utility Room.

BATHROOM

14' 10" x 7' 4" (4.53m x 2.26m) Having uPVC window to the side aspect, suite comprising of bath, shower cubicle, wash hand basin with vanity cupboard and WC, radiator and two airing cupboards.

UTILITY ROOM

3' 10" x 7' 11" (1.18m x 2.43m) Having uPVC door and window to the rear garden, space for washing machine, wall mounted cupboards, work surface, towel rail and door to the WC.

WC

2' 10" x 7' 11" (0.88m x 2.43m) Having uPVC window to the side aspect, WC, wash hand basin and radiator.

KITCHEN

12' 7" x 14' 0" (3.85m x 4.29m) Having uPVC window overlooking the rear garden, uPVC door to the side aspect, door to the boiler cupboard housing the gas central heating boiler and electric battery storage, fitted range of wall, base and drawer units with work surfaces over, double sink and drainer unit with mixer tap over, integrated dishwasher, space for a cooker, complementary splashback tiling, space for a fridge freezer and radiator.

BEDROOM 1

17' 7" x 16' 5" (5.37m x 5.02m) Having uPVC dormer window to the front aspect with window seat, range of fitted loft storage areas, access to roof void, radiator and doors leading into the Dressing Room and En-Suite.

EN-SUITE BATHROOM

6' 3" x 8' 10" (1.93m x 2.71m) Having ceiling window to the roof, suite comprising of bath, WC and wash hand basin, radiator and loft storage.





DRESSING ROOM

11' 1" x 6' 2" (3.38m x 1.90m) Having radiator and storage areas.

OUTSIDE

To the front of the property there is an in and out resin driveway with block paved edging, lawned garden with mature shrubs, trees and flower beds and gated access to both side aspects. To the rear of the property there are extensive gardens with mature shrubs and trees, summerhouse and solar panels to the roof.

DOUBLE GARAGE

16' 2" x 13' 8" (4.93m x 4.18m) Having up and over door to the front aspect, uPVC pedestrian door to the rear aspect, power and lighting and solar panels to the roof.

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.ni

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 - WHO WE MAY REFER YOU TO

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

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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.

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 56088 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 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

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 themselves and the vendors (Users) for whom they act as Agents give notice that:

1. The details are a general outline of 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 whatever 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 35305. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

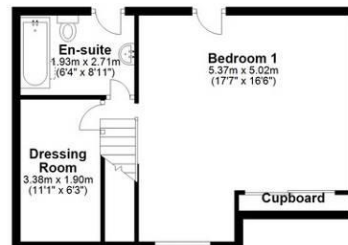
Ground Floor

Approx. 132.1 sq. metres (1422.2 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 172.3 sq. metres (1854.2 sq. feet)

For Guidance Purposes Only
Plan produced using PlanIt3D
162 Grantham Road

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 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.

