



57 Grantham Road

Waddington, Lincoln, LN5 9LS



Book a Viewing!

£240,000

A detached bungalow situated within the popular village of Waddington. The property has internal accommodation to comprise of Entrance Porch, Entrance Hall, Lounge, Kitchen, Garden Room, Storage Room, Three Bedrooms and a Family Bathroom. There are good sized gardens to both the front and rear, with a driveway leading to the side of the property providing access to the Single Garage. The property further benefits from oil fired central heating and the property is being sold with No Onward Chain.



SERVICES

Mains Electricity, Water and Drainage. Oil fired central heating.

EPC RATING – E.

COUNCIL TAX BAND – B.

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

ENTRANCE PORCH

With UPVC main entrance door and inner door leading to the entrance hall.

ENTRANCE HALLWAY

With radiator, airing cupboard housing the hot water cylinder and access to the roof void.

LOUNGE

15' 8" x 11' 9" (4.78m x 3.58m) With open fire and surround, radiator and two UPVC windows.

KITCHEN

13' 2" x 7' 10" (4.01m x 2.39m) Fitted with a range of wall and base units, sink unit and drainer, oil fired central heating boiler, radiator, plumbing for washing machine, UPVC window to the side elevation and door to the garden room.

BEDROOM 1

12' 9" x 10' 11" (3.89m x 3.33m) With UPVC window to the front elevation and radiator.

BEDROOM 2

12' 4" x 7' 10" (3.76m x 2.39m) With UPVC window to the rear elevation and radiator.

BEDROOM 3

8' 11" x 5' 10" (2.72m x 1.78m) With UPVC window to the rear elevation and radiator.

BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin, radiator and window to the rear elevation.

GARDEN ROOM

13' 5" x 9' 7" (4.09m x 2.92m) With UPVC windows, two UPVC side entrance doors and radiator.

STORAGE ROOM

8' 6" x 6' 6" (2.59m x 1.98m) With courtesy door to the garage.

OUTSIDE

There are gardens to both the front and rear. There is a good sized lawned front garden with a wide variety of mature shrubs and a driveway leading to the side of the property providing off road parking and giving access to the single garage. To the rear of the property there are a wide variety of mature shrubs and trees.

SINGLE GARAGE

18' 4" x 8' 7" (5.59m x 2.62m)



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

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 & Butterfield, 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.

CWH, J. Walter and Calum 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.

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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.

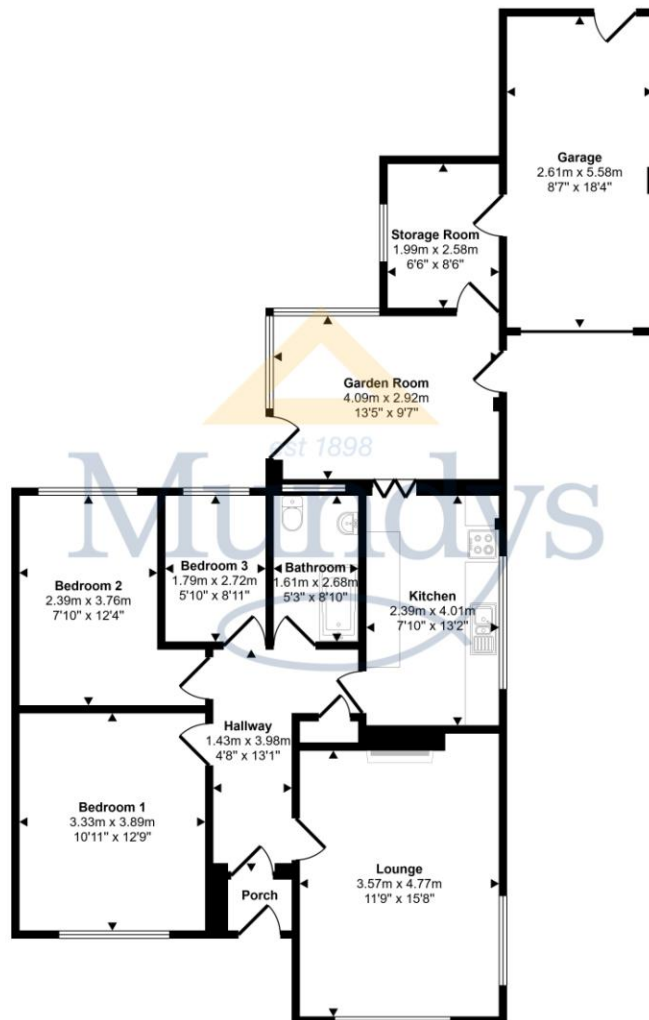
GENERAL

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 the vendors (Lessors) for whom they act as Agents given notice 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.
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Approx Gross Internal Area
106 sq m / 1139 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
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