



38 Redwood Drive

Waddington, Lincoln, LN5 9BL



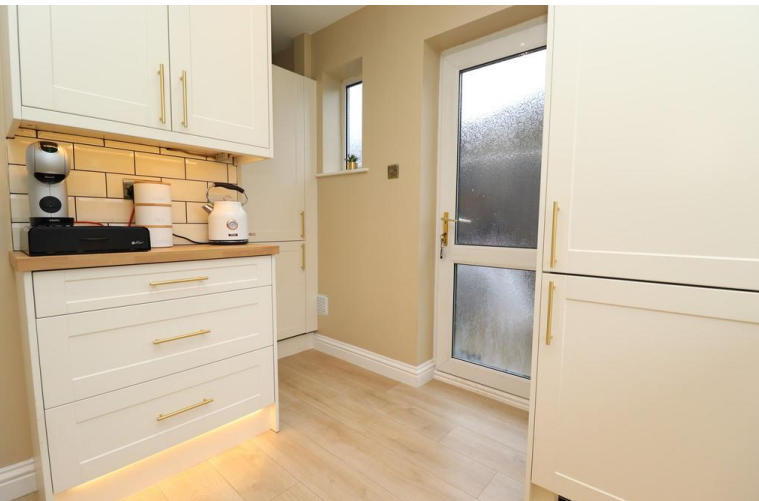
Book a Viewing!

£220,000

An immaculate two double bedroom semi detached bungalow in this convenient position off Brant Road in the village of Waddington, with fully modernised accommodation comprising of Hall, Lounge/Diner, modern newly fitted Kitchen, two Bedrooms and a stylish newly fitted Bathroom. Outside there is a lawned front garden, a driveway providing off street parking and a generous enclosed rear garden laid mainly to lawn, with an impressive home entertainment area with hot tub and bar (available by negotiation), Viewing of this perfectly presented home is highly recommended to appreciate the standard of accommodation on offer. The property offers the potential to be extended (subject to Planning Permission).



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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 laminate flooring, built in shoe storage box and seat, airing cupboard and radiator.

LOUNGE/DINER

14' 9" x 13' 8" (4.50m x 4.19m) With double glazed French doors to the rear garden, gas fire inset within a feature fire surround, spotlights and radiator.

KITCHEN

8' 11" x 8' 10" (2.73m x 2.71m) Newly fitted with a modern range of wall and base units with work surfaces over, useful drink preparation area, sink with side drainer and mixer tap over, built in pantry unit, integrated fridge freezer, integrated washing machine, electric oven with gas hob and extractor fan over, spotlights, under cabinet lights and kickboard lighting, tiled splashbacks, door to the garden and double glazed window to the rear and side aspects.



BEDROOM 1

11' 6" x 10' 11" (3.51m x 3.34m) With double glazed window to the front aspect, fitted wardrobe with sliding doors and radiator.

BEDROOM 2

9' 5" x 8' 5" (2.88m x 2.57m) With double glazed window to the front aspect, built in wardrobes and storage and radiator.



BATHROOM

Newly fitted with a stylish three piece suite comprising of panelled bath with waterfall tap with colour changing LED lights below and rainfall shower over with glass shower screen, close coupled WC and wash hand basin in a vanity unit with storage beneath, tiled walls and flooring, spotlights, gold towel radiator and a double glazed window to the side aspect.

OUTSIDE

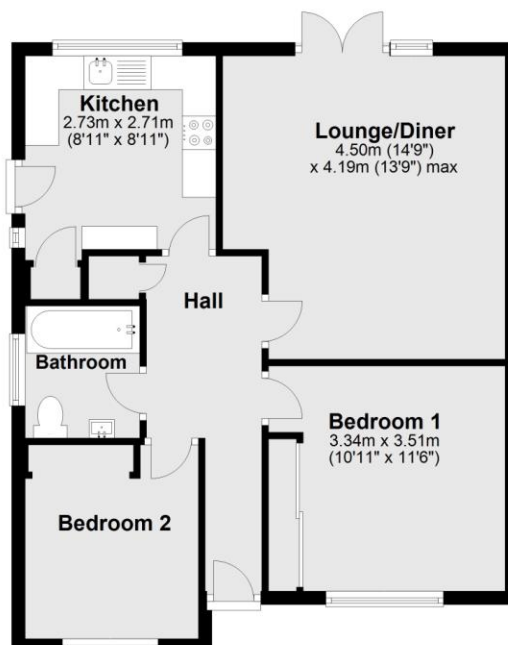
To the front of the property is a lawned garden and a driveway providing off street parking for multiple vehicles. To the side of the property there is a secure gate with keycode, which allows access to the rear aspect where there is a generous enclosed garden laid mainly to lawn with a patio seating area, trees, large shed and a brick built fire pit. The garden further benefits from an incredible large timber bar and entertainment area with lighting, power and water supply with a hot tub and home bar (both available by separate negotiation).





Ground Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



Total area: approx. 62.7 sq. metres (675.2 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

WEBSITE

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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.

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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.

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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 whatever in relation to this property.
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