# 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).

**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.

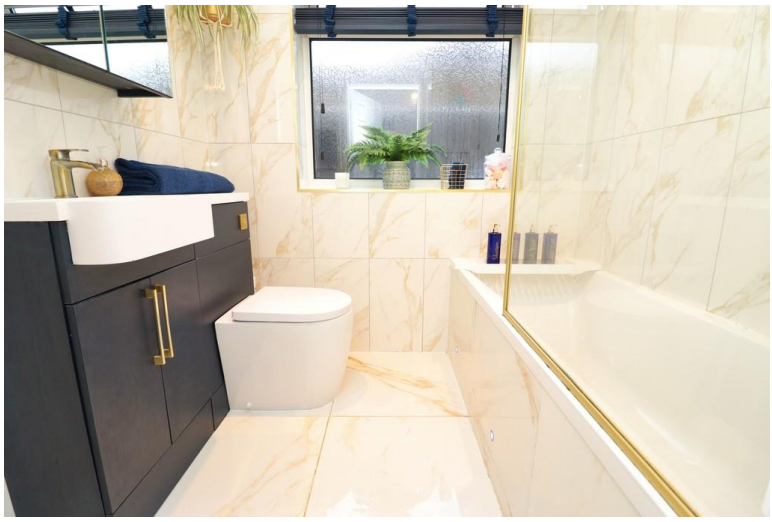
KITCHEN
8' 11" x 8' 10" (2.73m x 2.71m) Newly fitted with a modern range of wall and base units with work surfaces over, useful drink preparation area, sink with side drainer and mixer tap over, built in pantry unit, integrated fridge freezer, integrated washing machine, electric oven with gas hob and 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).



**WEBSITE**
Our detailed web site 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.

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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.

CWH, J 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 we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 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 for themselves and the vendors (Lessors) for whom they act as Agents give 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 whatever in relation to this property.

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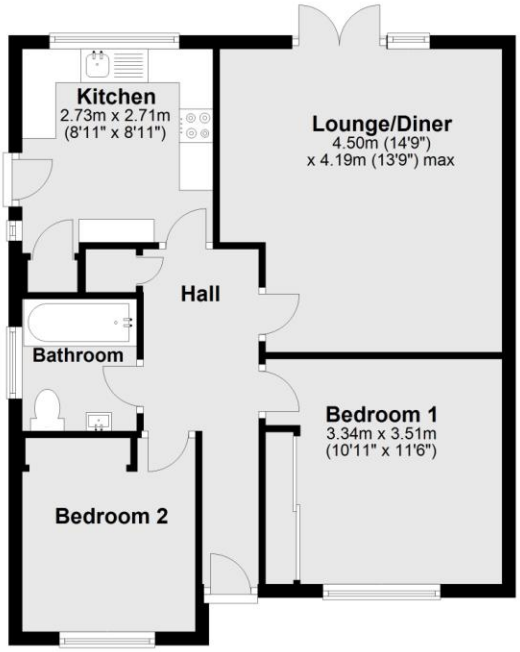
## Ground Floor

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.

**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.

The Property Ombudsman