



**49 Grantham Road**  
Waddington, Lincoln, LN5 9LS

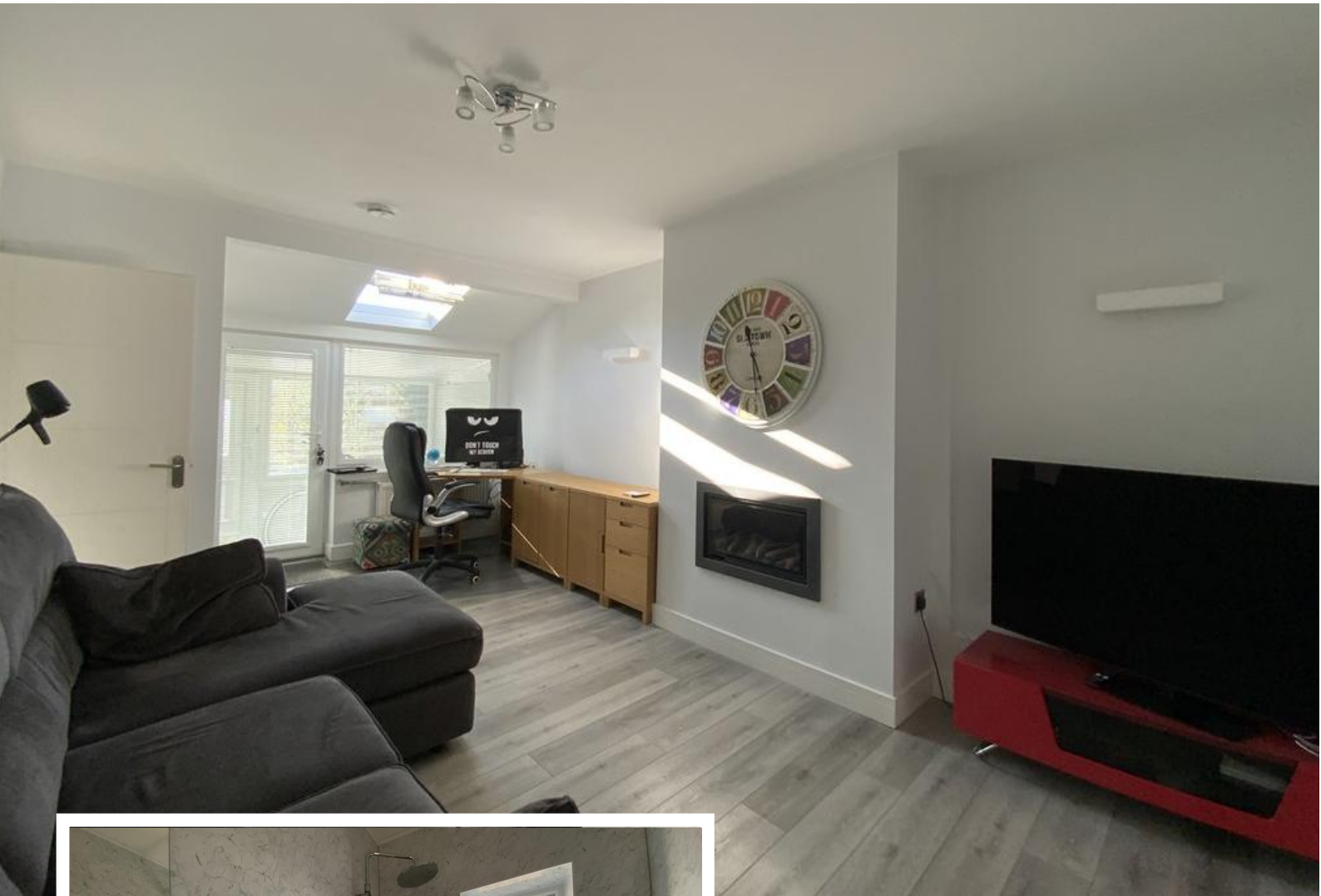


Book a Viewing!

**£200,000**

A well-presented and completely refurbished two bedroomed semi-detached bungalow positioned in this popular village of Waddington. The property has been greatly improved by the current owners and offers internal accommodation to comprise Entrance Area, Lounge, fitted modern Kitchen, Utility Room, two well-appointed Bedrooms, En-suite to Bedroom 1 and a Family Bathroom. Outside there are gardens to the front and rear.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - North Kesteven District Council.

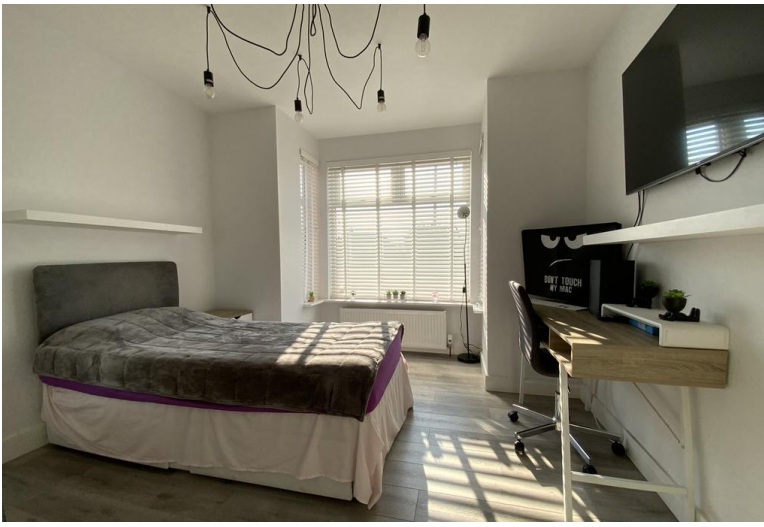
**TENURE** - Freehold.

**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.





#### ENTRANCE

5' 8" x 8' 7" (1.75m x 2.64m) With UPVC door and window to the front elevation, tiled flooring, wall lights, UPVC window and door to the lounge.

#### LOUNGE

19' 6" x 10' 6" (5.95m x 3.22m) With UPVC window and door to the front aspect, radiator and Velux window to the ceiling, laminate flooring, gas fire and doors to the inner hallway, bedroom and kitchen.

#### KITCHEN

11' 9" x 5' 9" (3.60m x 1.77m) With UPVC window to the rear elevation, fitted with a range of modern base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap, integral AEG oven and grill, four ring gas hob with extraction above, spaces for a dishwasher and full height fridge freezer, wall mounted cupboards with complementary splashbacks, radiator and door to the utility.

#### UTILITY ROOM

11' 9" x 6' 3" (3.60m x 1.92m) With tiled flooring, UPVC window to the rear elevation, UPVC door to the rear elevation and spaces for a washing machine and fridge freezer.

#### HALLWAY

With shelving, laminate flooring and doors to the bathroom and bedroom.



#### BATHROOM

4' 5" x 5' 6" (1.37m x 1.68m) With UPVC window to the side elevation, mermaid boarding to the walls, suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard, chrome towel radiator and extractor fan.



#### BEDROOM 2

9' 9" x 10' 11" (2.99m x 3.34m) With walk-in UPVC box window to the front elevation, laminate flooring and radiator.

#### BEDROOM 1

11' 8" x 9' 0" (3.58m x 2.76m) With double doors to the rear garden, UPVC window to the side elevation, radiator, fitted cupboards and laminate flooring.

#### EN-SUITE

3' 3" x 9' 0" (1.01m x 2.76m) With UPVC window to the side elevation, suite to comprise of shower, WC and wash hand basin with vanity cupboard, chrome towel radiator and mermaid boarding to the walls.





## OUTSIDE

To the front of the property there is off road parking and flowerbeds. To the rear of the property there is a seating area, lawned garden, mature shrubs and trees and a wooden shed. To the side of the property there is a driveway providing off road parking.

### 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](http://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 – WHO WE MAY REFER YOU TO

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.

### 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 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

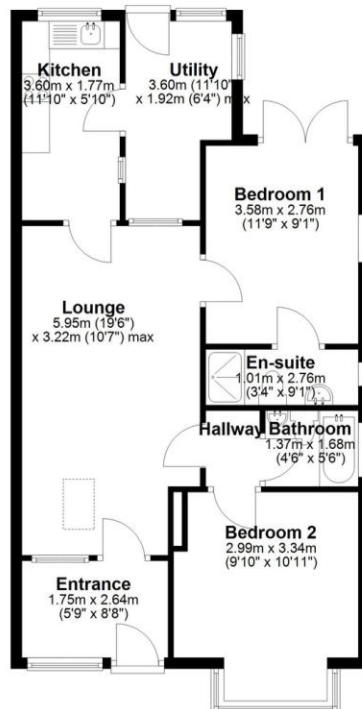
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 are 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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