



6 Wordsall Close

Waddington, Lincoln, LN5 9SF



Book a Viewing!

£230,000

This is a three storey Town House with three Bedrooms, positioned in this popular village location of Waddington. The property internal accommodation to comprise of an Entrance Porch, Lounge, Inner Hallway, WC, modern fitted Kitchen with double doors to the rear garden, stairs rising to the First Floor Landing giving access to two Bedrooms, Bathroom and stairs rising to the Second Floor where there is a Master Bedroom with En-suite. Outside there is two parking spaces to the front with a small garden and to the rear of the property there is further garden with paved seating area.





SERVICES

All mains services available. Gas central heating.

EPC RATING — B.

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

PORCH

With UPVC door to the front and door leading into the Lounge.

LOUNGE

14' 9" x 11' 6" max (4.5m x 3.51m) With UPVC window to the front, decorative fireplace, radiators and door to the inner hallway.

INNER HALLWAY

With stairs to the first floor landing and doors to the WC and kitchen.

WC

With WC and wash hand basin, partly tiled walls and radiator.

KITCHEN

7' 5" x 11' 6" (2.26m x 3.51m) With UPVC double doors and windows overlooking the rear garden, fitted with a range of modern base units and drawers with worksurfaces over, composite sink and drainer with mixer tap, spaces for washing machine and dishwasher, wall mounted units, concealed gas central heating boiler, complimentary splashbacks, integral electric oven and four ring gas hob with extraction above.

FIRST FLOOR LANDING

With stairs to the second floor landing and doors leading to two bedrooms and a bathroom.



BEDROOM 2

10' 1" x 11' 6" (3.07m x 3.51m) With two UPVC windows to the front and radiator.

BEDROOM 3

8' 2" x 11' 6" (2.49m x 3.51m) With UPVC window to the rear and radiator.

BATHROOM

7' 6" x 4' 11" (2.29m x 1.5m) With suite to comprise of bath, WC and wash hand basin, partly tiled walls and radiator.

SECOND FLOOR LANDING

With doors leading to a closet and the master bedroom.



MASTER BEDROOM

16' 8" x 8' 2" (5.08m x 2.49m) With UPVC window to the front, radiator and door to the en-suite.

EN-SUITE

With Velux window to the rear and suite to comprise of shower, WC and wash hand basin, partly tiled walls, chrome towel radiator.

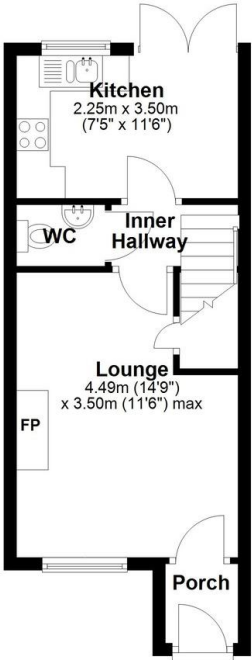
OUTSIDE

To the front of the property there is two allocated parking spaces and a small garden. To the rear of the property there is a lawned garden, paved seating area, raised flower beds and a garden shed.

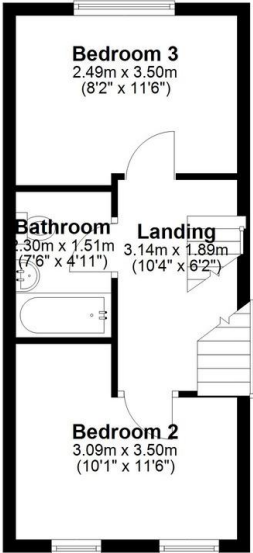




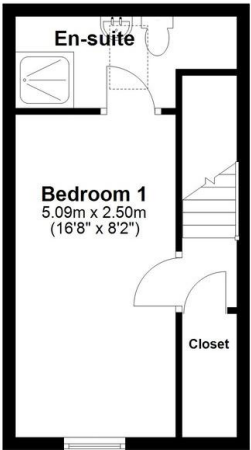
Ground Floor



First Floor



Second Floor



For Illustration Purposes Only
Plan produced using PlanUp.

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

- 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.
- 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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.

