



**Redholme, Grantham Road, Waddington,
Lincoln, LN5 9NA**



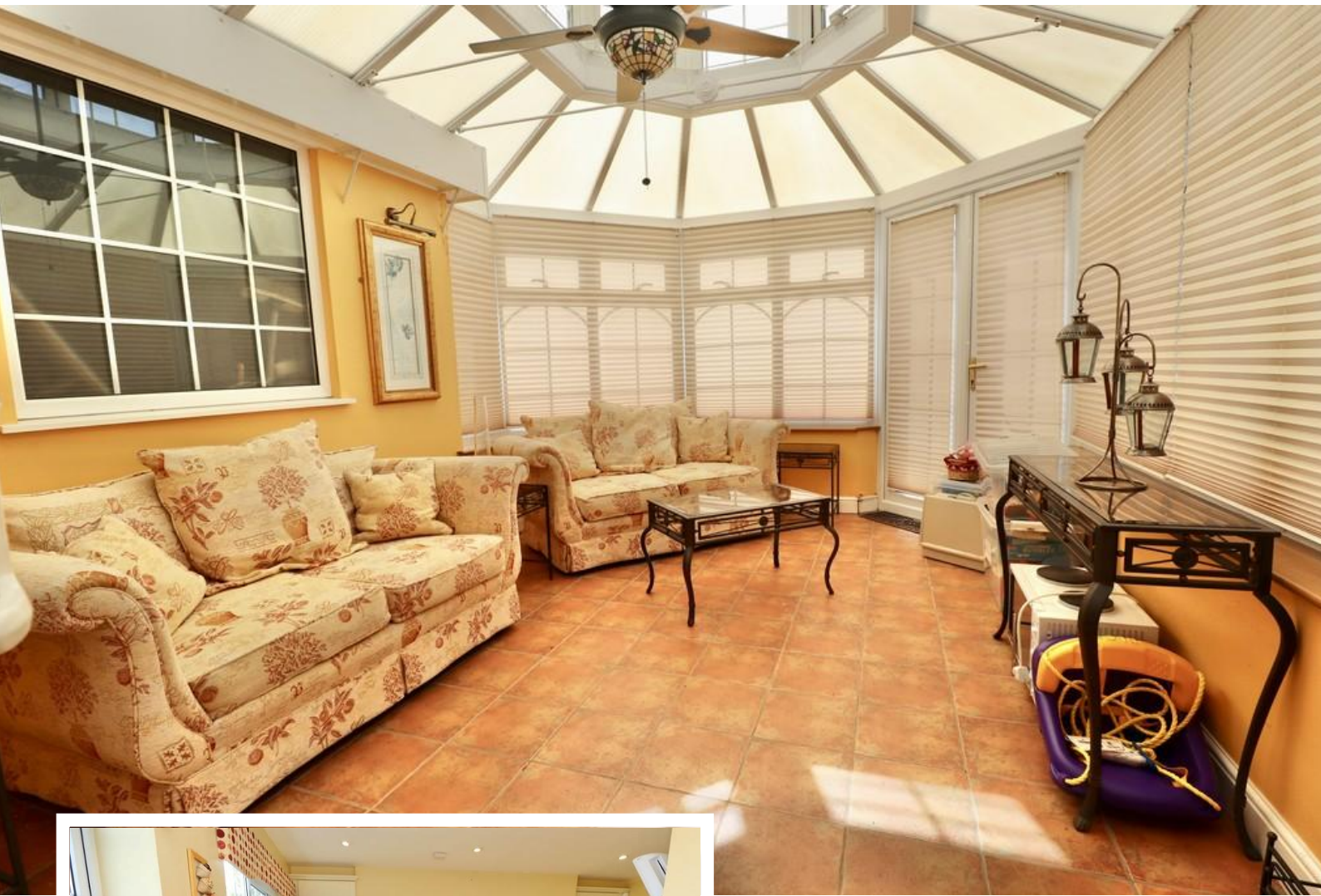
Book a Viewing!

£700,000

Situated in a semi rural position on a plot of approximately 0.56 acres (STS), a fantastic four Bedroom Executive Detached Family Home with generous living accommodation and open field views. The spacious accommodation on offer comprises of Porch, Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Shower Room, rear Lobby, Utility Room, Study, Conservatory, First Floor Landing, four Bedrooms, luxury Bathroom and separate WC. The property has ample off street parking, a triple garage and beautifully maintained gardens to the front and rear. Viewing of this tremendous home is highly recommended to appreciate the accommodation on offer and the wonderful grounds in which it sits. No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – F.

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. The property is also close to the village of Bracebridge Heath. Bracebridge Heath has its own shops including Tesco Express and Co-op, takeaways, hairdressers, a church, café, The Homestead, The Bull and The Blacksmiths Arms public houses, a petrol station and local primary and secondary schooling. Bracebridge Heath is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond.





ACCOMMODATION

PORCH

With tiled flooring.

HALL

With staircase to the first floor

LOUNGE

21' 0" x 12' 5" (6.42m x 3.81m) With double glazed bay window to the front aspect, double glazed French doors to the rear garden, gas fire set within a feature fireplace, feature exposed stone wall and radiator.

DINING ROOM

14' 2" x 12' 11" (4.32m x 3.94m) With double glazed window to the front aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, storage cupboard, part tiled walls, tiled flooring and double glazed window to the rear aspect.

KITCHEN/BREAKFAST ROOM

16' 5" x 12' 10" (5.01m x 3.92m) Fitted with a range of wall and base units with work surfaces over, stainless steel undermount 1½ bowl sink with side drainer and mixer tap over, eye level electric oven and microwave, electric hob with extractor fan, integrated dishwasher, fridge and freezer, gas fired central heating boiler, spotlights, tiled flooring and three double glazed windows to the side aspects.

REAR LOBBY

With door to the rear garden and tiled flooring.

UTILITY ROOM

Fitted with wall and base units with work surfaces over, stainless steel sink with hot and cold taps, space for washing machine, tiled flooring and splashbacks and double glazed window to the side aspect.

STUDY

10' 11" x 6' 6" (3.34m x 2.50m) With wall mounted electric fire, laminate flooring, double glazed window to the rear aspect, door to the garden, sliding patio door to the conservatory and ceiling fan.

CONSERVATORY

13' 9" x 10' 11" (4.21m x 3.34m) With French doors to the rear garden, ceiling fan and tiled flooring.

FIRST FLOOR LANDING

With storage cupboard, radiator and double glazed window to the rear aspect.





BEDROOM 1

14' 11" x 12' 11" (4.57m x 3.94m) With a range of fitted bedroom furniture including wardrobes, dressing table, drawers, bedside tables and over bed storage, three double glazed windows to the front and rear aspects and radiator.

BEDROOM 2

13' 6" x 12' 11" (4.13m x 3.95m) With double glazed window to the front aspect, storage cupboard, ceiling fan and radiator.

BEDROOM 3

8' 11" x 9' 6" (2.72m x 2.89m) With fitted wardrobe, dressing table and drawers, double glazed window to the side aspect and radiator.



BEDROOM 4

7' 7" x 7' 2" (2.32m x 2.19m) With double glazed window to the front aspect and radiator.

LUXURY FAMILY BATHROOM

Fitted with a three piece suite comprising of freestanding bath tub, shower cubicle and wash hand basin on a vanity style unit with storage beneath, tiled walls and flooring, radiator and double glazed window to the rear aspect.



SEPARATE WC

With close coupled WC, tiled walls and flooring, spotlights, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and flowerbeds and a long gated driveway leading to a further block paved driveway providing off street parking for many vehicles. To the rear there is a double garage with twin electric roller doors, light and power and a further single garage with an up and over door, outside WC, light and power. To the rear of the property there is a beautifully maintained enclosed garden laid mainly to lawn with patio seating area, mature shrubs and trees and a garden shed. The grounds are approximately 0.56 acres (STS).





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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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.

Coverings 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.

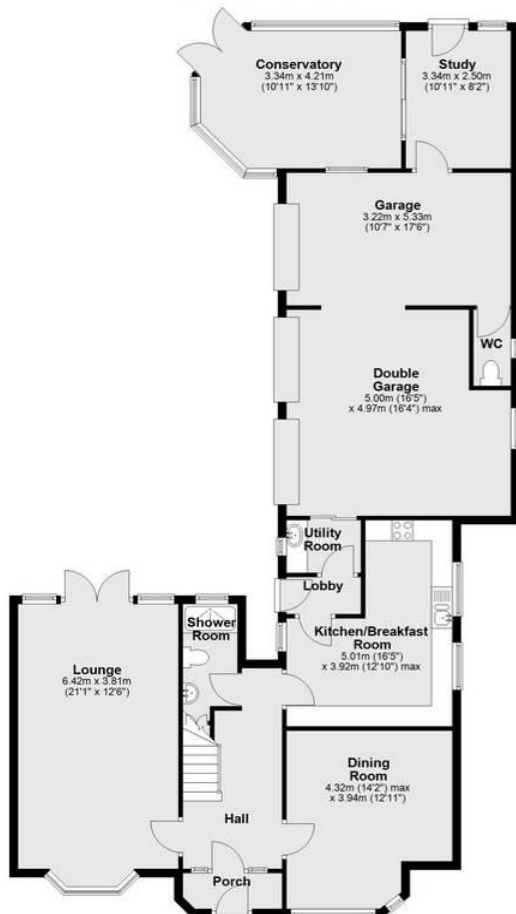
BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

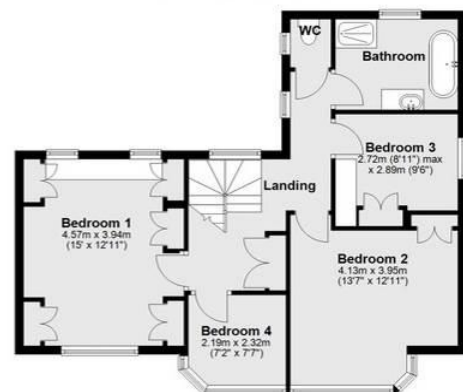
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1. None of the services or equipment have been checked or tested.
 2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.
- GENERAL**
If you have any queries with regard to a purchase, please 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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor
Approx. 145.2 sq. metres (1562.7 sq. feet)



First Floor
Approx. 66.3 sq. metres (713.2 sq. feet)



Total area: approx. 211.4 sq. metres (2276.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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