



140 Station Road

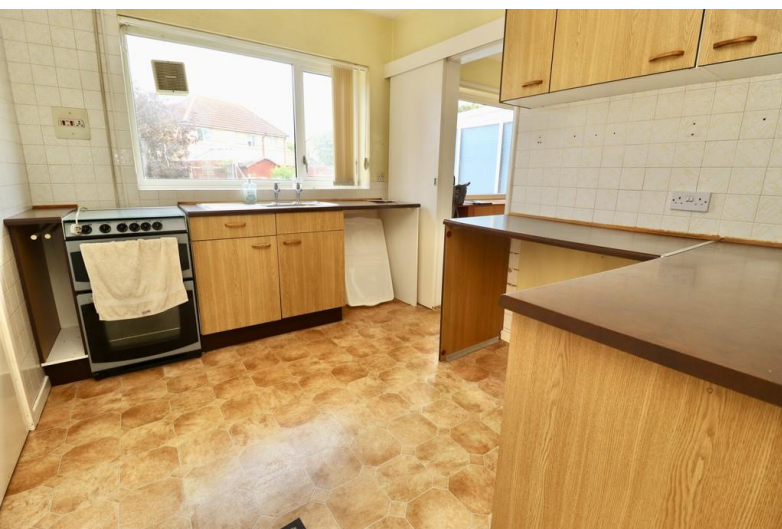
Waddington, Lincoln, LN5 9QS



Book a Viewing!

£225,000

Situated in a non estate position in the popular Cliff village of Waddington, a traditional double bay fronted three bedroom semi detached house with well-presented living accommodation comprising of entrance hall, lounge, dining room, kitchen, pantry, side porch and a first floor landing leading to three bedrooms and a shower room. The property has lawned gardens to the front and rear, a driveway providing off street parking and a detached single garage. Viewing of this property is highly recommended. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

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

HALL

With staircase to the first floor and radiator.

LOUNGE

13' 5" x 11' 2" (4.11m x 3.42m) With double glazed bay window to the front aspect and gas fire.

DINING ROOM

9' 11" x 8' 8" (3.03m x 2.65m) With fitted storage cupboards, double glazed window to the rear aspect and radiator.

KITCHEN

11' 10" x 8' 5" (3.63m x 2.58m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer, spaces for fridge, freezer, washing machine and cooker, tiled splashbacks, radiator and double glazed window to the rear aspect.

PANTRY

With double glazed window to the side aspect and storage shelving.

SIDE PORCH

With access to under stairs storage cupboard.

FIRST FLOOR LANDING

With double glazed window to the side aspect and loft access point.



BEDROOM 1

13' 4" x 11' 3" (4.07m x 3.43m) With a range of fitted wardrobes, double glazed bay window to the front aspect and radiator.

BEDROOM 2

12' 1" x 9' 11" (3.69m x 3.03m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

7' 10" x 7' 0" (2.39m x 2.14m) With double glazed window to the front aspect, storage cupboard and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, airing cupboard housing the hot water tank and gas fired central heating boiler, tiled walls and double glazed window to the rear aspect.

OUTSIDE

The property has lawned gardens to the front and rear and there is a long driveway providing off street parking for multiple vehicles. The property also benefits from a detached single garage with an up and over door to the front, side personnel door, light and power.





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

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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.

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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

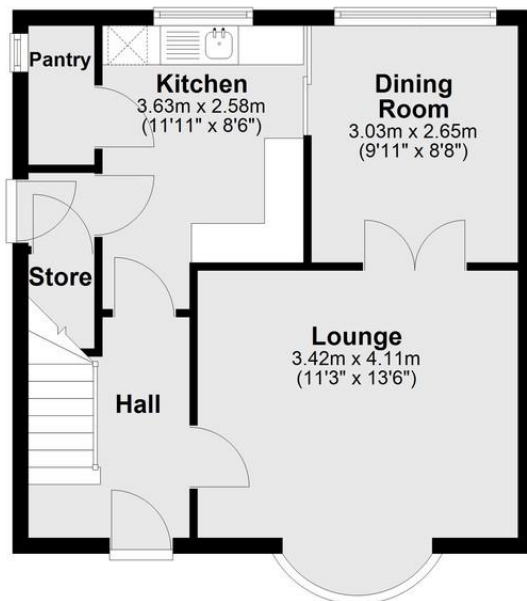
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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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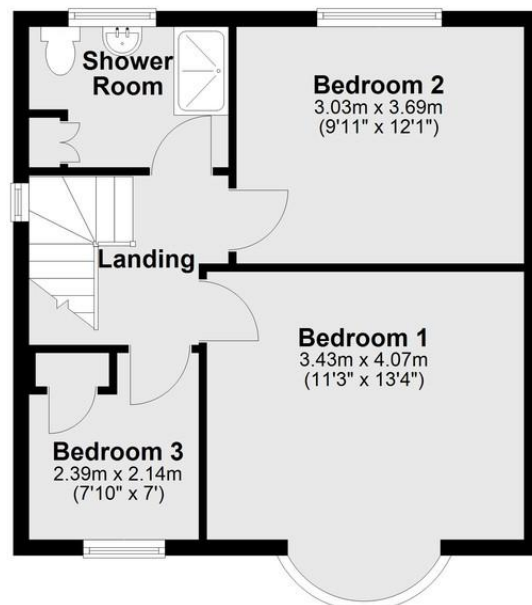
Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 83.5 sq. metres (898.5 sq. feet)

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 and 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.

