



The Cottage, Blind Lane

Waddington, Lincoln, LN5 9RW



Book a Viewing!

£325,000

A charming Detached Stone Cottage, full of character, nestled in the heart of the ever popular village of Waddington. Positioned along the picturesque Blind Lane, this beautifully presented home blends traditional features with contemporary design, offering stylish and spacious accommodation throughout. The internal accommodation briefly comprises of Entrance Hallway, Utility Room/Ground Floor WC, Dining Kitchen, Lounge and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is a courtyard style garden to the front which is fully enclosed. The property also benefits from underfloor heating throughout the ground floor.





SERVICES

Mains electricity, water and drainage. Electric storage heaters. Underfloor heating to ground floor.

EPC RATING — E.

COUNCIL TAX BAND — D.

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 HALLWAY

Accessed via a covered entrance area with stone flooring, underfloor heating, UPVC window and door, stairs rising to the first floor landing with useful under stairs storage and door leading to the utility room/ground floor WC.

UTILITY ROOM/GROUND FLOOR WC

With stone flooring, underfloor heating, tiled walls, low level WC, wash hand basin with vanity unit, work surface with space and plumbing for a washing machine, wall mounted electric heater and frosted UPVC window to the rear elevation.

DINING KITCHEN

21' 9" x 13' 11" (6.63m x 4.24m) With a bright and spacious room ideal for entertaining, featuring Bi-fold doors to the front and multiple UPVC windows allowing natural light to flood the space.



The kitchen is fitted with a contemporary range of base units and drawers with wooden worksurfaces over, composite sink and drainer with mixer tap, integrated electric oven and microwave, four ring induction hob, spaces for a dishwasher and an American style fridge freezer, stone flooring, underfloor heating, LED spotlights and feature pendant lighting.

LOUNGE

16' 10" x 13' 11" (5.13m x 4.24m) A cosy yet stylish living space with UPVC window to the side, stone flooring, underfloor heating, bespoke fitted shelving and storage, an impressive inglenook fireplace housing a log burner and LED spotlights to ceiling.



LANDING

With UPVC frosted window to the rear, fitted double storage cupboard, airing cupboard and access to three bedrooms and a family bathroom.

BEDROOM ONE

14' 11" x 13' 8" (4.55m x 4.17m) Dual aspect with UPVC windows to the rear and side, electric storage heater and fitted cupboards.

BEDROOM TWO

11' 9" x 10' 7" (3.58m x 3.23m) With UPVC window to the side, electric heater, fitted wardrobes and additional window to the landing.



BEDROOM THREE

9' 8" x 10' 2" (2.95m x 3.1m) With UPVC window to the front, wooden flooring, electric heater and shelving.

FAMILY BATHROOM

Stylishly appointed with tiled walls and flooring, panelled bath, separate shower cubicle, WC, wash hand basin with vanity unit, towel radiator, extractor fan, UPVC frosted window and LED ceiling spotlights.

OUTSIDE

To the front of the property there is a charming courtyard style garden, fully enclosed with feature stone walling and a covered tiled entrance area which is ideal for entertaining or relaxing outdoors. There is also a barbecue area and direct access to the detached garage.



GARAGE

10' 1" x 18' 1" (3.07m x 5.51m) Constructed in stone with a window and side access door, double timber doors to the front, power, lighting and loft storage space.

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:

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



Total area: approx. 134.9 sq. metres (1452.5 sq. feet)

For Illustration Purposes Only
Plan produced using Planitup

The Cottage Blind Lane

First Floor



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.

