



8 Blacks Close

Waddington, Lincoln, LN5 9SG



Book a Viewing!

£195,000

A beautiful Stone Cottage in the desirable Cliff Village of Waddington, just south of the historic Cathedral City of Lincoln, this charming Stone Built Cottage offers characterful and well presented accommodation throughout. The accommodation comprises a spacious Lounge/Diner, a fitted Kitchen, First-Floor Landing, Two Double Bedrooms, and a Family Bathroom. Externally, the cottage features a low maintenance front garden, a gravelled driveway, and an additional off-street parking space to the rear. The pleasant rear garden provides a private outdoor space. Situated within walking distance of village amenities, schools, and with excellent transport links to Lincoln and beyond, this property would make an ideal home for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

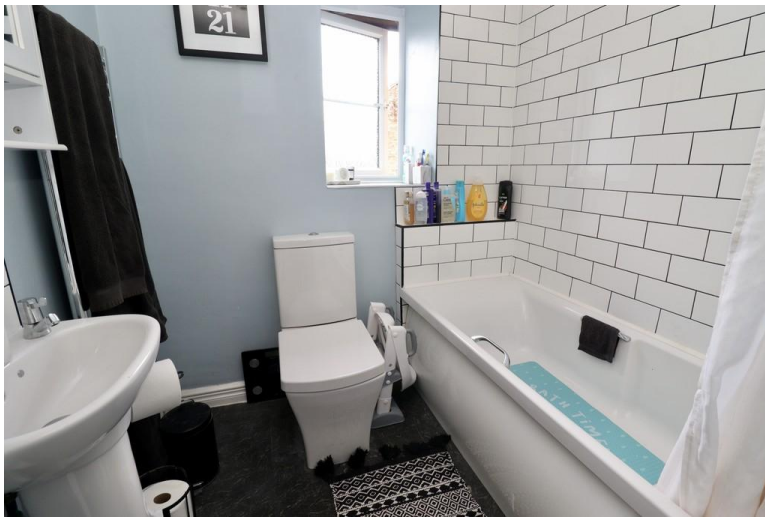
LOCAL AUTHORITY - North Kesteven District Council.

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.



LOUNGE/DINER

15' 8 (max)" x 16' 3 (max)" (4.78m x 4.95m) With double glazed windows to the front and rear aspects, door to the garden, staircase to the first floor and two radiators.

KITCHEN

7' 2" x 6' 9" (2.19m x 2.06m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, spaces for fridge freezer and washing machine, spotlights, tiled splashbacks, laminate flooring and double glazed window to the front aspect.

FIRST FLOOR LANDING

With double glazed window to the front aspect and airing cupboard housing the gas fired central heating boiler.

BEDROOM 1

9' 6" x 9' 5" (2.90m x 2.89m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

10' 3" x 6' 7" (3.14m x 2.02m) With double glazed window to the front aspect with wooden shutters and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, towel radiator, spotlights and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden and a side driveway providing off street parking The property also has an additional parking space nearby. The rear garden is laid mainly to lawn with a patio seating area and a garden shed.

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 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 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 here in as not verified.

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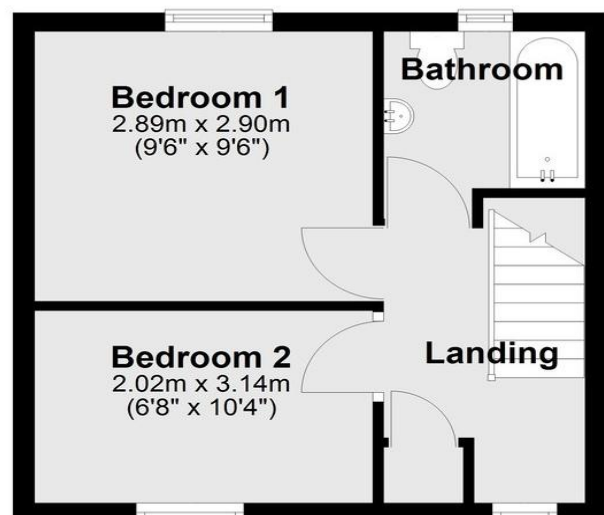
Ground Floor

Approx. 23.9 sq. metres (257.2 sq. feet)



First Floor

Approx. 25.0 sq. metres (268.9 sq. feet)



Total area: approx. 48.9 sq. metres (526.1 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 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.

