



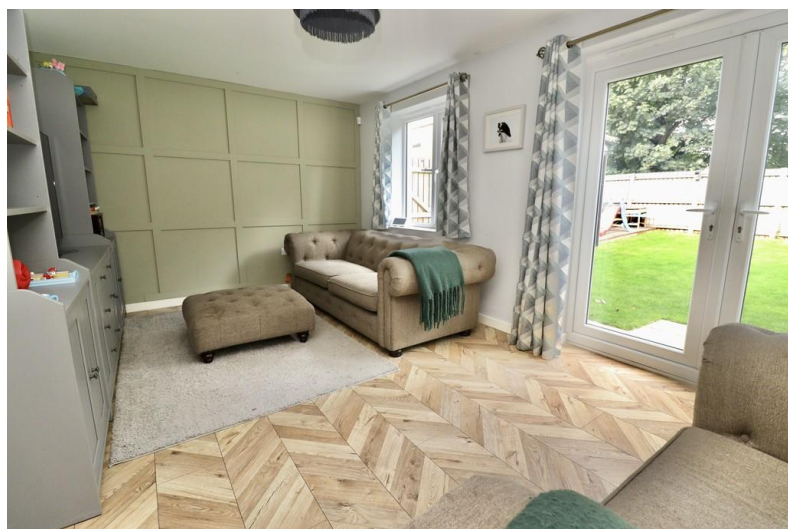
## 6 Mettam Road Waddington, LN5 9SD



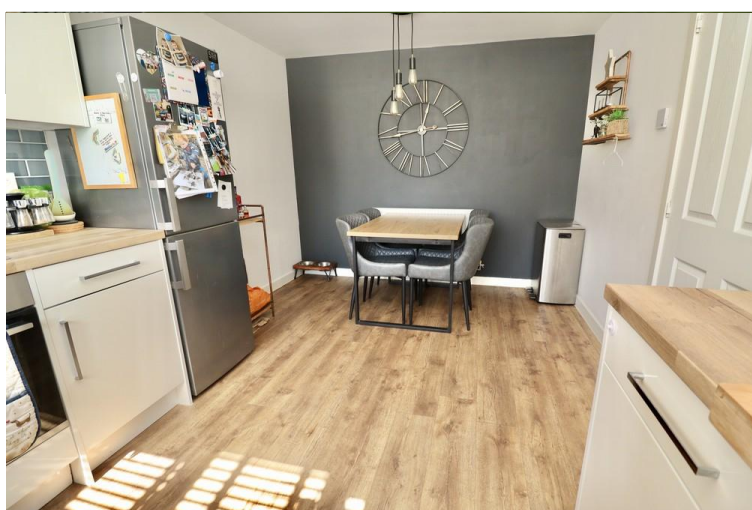
Book a Viewing!

**£275,000**

A deceptively spacious Three Storey Semi Detached Home situated on a modern development on the outskirts of the highly sought after village of Waddington. Offering generous and versatile living accommodation, the property is ideal for families seeking a balance of modern comfort and village charm. The internal layout comprises of entrance hall, cloakroom/WC, a stylish and contemporary fitted Kitchen/Diner, and a spacious lounge ideal for relaxing or entertaining. On the first floor, there are three well-proportioned bedrooms and a modern family bathroom. The second floor is dedicated to a large master bedroom, complete with fitted wardrobes and an en-suite shower room. Outside, the property enjoys a front garden, a driveway with ample space for multiple vehicles, a single garage, and a private, enclosed rear garden perfect for outdoor dining or family gatherings. This beautifully maintained home offers excellent space and modern living in a desirable location.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**SERVICE CHARGE** - £130.60 per annum.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**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.





#### HALL

With a staircase to the first floor, under stairs storage cupboard, laminate flooring and radiator.

#### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator and double glazed window to the front aspect.

#### KITCHEN/DINER

15' 3" x 9' 6" (4.66m x 2.92m) Fitted with a modern range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for fridge freezer, washing machine and tumble dryer, electric oven with gas hob and extractor fan over, tiled splashbacks, laminate flooring, radiator and double glazed window to the front aspect.



#### LOUNGE

16' 6" x 10' 2" (5.05m x 3.11m) With double glazed window to the rear aspect, double glazed French doors to the rear garden, laminate flooring and radiator.

#### FIRST FLOOR LANDING

With a staircase to the second floor.

#### BEDROOM 2

13' 6" x 6' 7" (4.12m x 2.03m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

12' 0" x 9' 6" (3.68m x 2.92m) With double glazed window to the front aspect and radiator.



#### BEDROOM 4

10' 2" x 6' 8" (3.12m x 2.05m) With double glazed window to the rear aspect and radiator.

#### BATHROOM

6' 8" x 5' 7" (2.04m x 1.71m) Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the front aspect.

#### SECOND FLOOR LANDING

#### BEDROOM 1

21' 2" x 13' 3" (6.47m x 4.04m) With double glazed window to the front aspect, Velux window to the rear, range of fitted wardrobes and radiator.

#### EN SUITE SHOWER ROOM

7' 11" x 6' 9" (2.42m x 2.06m) Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and Velux window to the rear aspect.

#### OUTSIDE

To the front of the property there is a front garden behind hedging, a driveway to the side providing off street parking for multiple vehicles and access to the garage. The detached single garage has an up-and-over door to the front, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio and decked seating areas.





#### 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](http://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 them 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 them 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

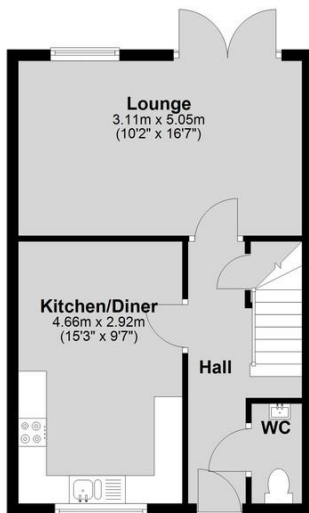
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 herein as not verified.

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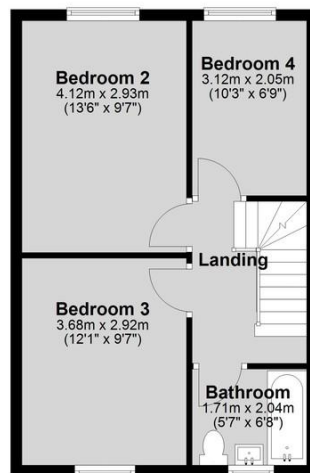
#### Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



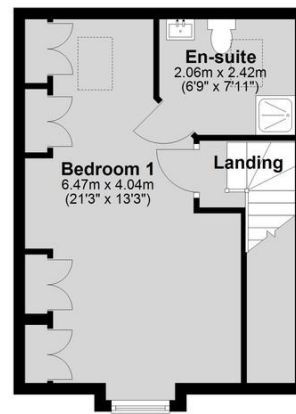
#### First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



#### Second Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 111.3 sq. metres (1197.7 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.

