



**72 Station Road, Waddington,
Lincoln, LN5 9QW**



Book a Viewing!

£675,000

Discreetly located in a private and tucked away position, this outstanding individual and executive detached residence occupies a generous plot of approximately 0.25 acres and combines elegance, space, and modern family living to perfection. Behind its attractive facade, the property reveals a beautifully arranged interior designed for both everyday comfort and refined entertaining. The inviting entrance hall leads to a charming sitting room, a sophisticated lounge with a feature inglenook fireplace, a formal dining room, a high specification kitchen/breakfast room, complimenting utility, cloakroom/WC, and a dedicated study. A striking galleried landing rises above, giving way to four generously proportioned double bedrooms, including a master suite with bespoke fitted wardrobes and a contemporary en-suite shower room, complemented by a luxurious four-piece family bathroom. The grounds form a true extension of the home's appeal. To the front, a sweeping gravelled driveway with ample parking is framed by a manicured lawn and leads to a double garage. To the rear, a private and secluded garden provides an idyllic haven for relaxation, enhanced by a delightful summer house, perfect for quiet retreats or entertaining guests. A rare opportunity to acquire a residence of such calibre, early viewing is encouraged to fully appreciate the setting, scale, and lifestyle this exceptional home offers.



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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.



ENTRANCE HALL

A spacious and welcoming entrance hall with staircase to the first floor, feature exposed brick wall, tiled flooring and radiator.

SITTING ROOM

13' 0" x 10' 5" (3.98m x 3.19m) With double glazed bay window to the front aspect, gas fire set within a decorative fireplace and radiator.

LOUNGE

17' 1" x 15' 3" (5.22m x 4.67m) With double glazed bifold doors to the rear garden, double glazed window to the side aspect, log burner set within a feature Inglenook fireplace, spotlights, ceiling beams and radiator.



DINING ROOM

14' 0" x 12' 1" (4.28m x 3.70m) With double glazed window to the front aspect, spotlights, ceiling beams and radiator.

KITCHEN

14' 4" x 13' 3" (4.39m x 4.05m) Fitted with a high specification range of wall and base units with work surfaces over, undermount 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, space for Range cooker, central island with breakfast bar, under cabinet lighting, spotlights, tiled flooring, radiator, ceiling beams, two Velux windows and double glazed window to the rear aspect.



UTILITY ROOM

Fitted with a range of base units to compliment the kitchen with work surfaces over, undermount sink with side drainer and mixer tap over, concealed space for washing machine, wall mounted gas fired central heating boiler, tiled flooring, radiator and door to the rear garden.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, chrome towel radiator, tiled flooring and splashbacks and double glazed window to the rear aspect.

STUDY

14' 10" x 14' 7" (4.54m x 4.46m) With double glazed windows to the side and rear aspects, storage cupboard, personnel door to the garage and radiator.

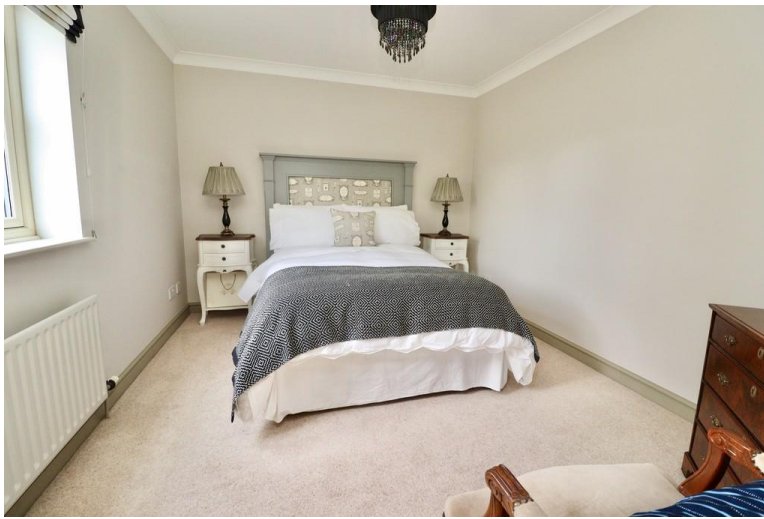
GALLERIED LANDING

With two double glazed windows to the front aspect, feature exposed brick wall, airing cupboard and radiator.

BEDROOM 1

17' 2" x 13' 0" (5.24m x 3.97m) With double glazed window to the rear aspect, a range of fitted wardrobes and radiator.





EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel rail, radiator, tiled flooring and splashbacks, spotlights and double glazed window to the rear aspect.

BEDROOM 2

12' 11" x 10' 10" (3.96m x 3.31m) With double glazed window to the front aspect and radiator.

BEDROOM 3

10' 11" x 10' 8" (3.33m x 3.27m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

12' 4" x 9' 10" (3.76m x 3.00m) With double glazed window to the front aspect and radiator.



BATHROOM

Fitted with a four piece suite comprising of panelled bath with shower attachment, shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel rail, radiator, tiled flooring and splashbacks, spotlights and double glazed window to the rear aspect.



OUTSIDE

The property sits on a generous tucked away plot of approximately 0.25 acres. It is approached by a large gravelled driveway providing ample off street parking and access to the double garage. The garage has twin up and over doors to the front, a personnel door to the garage, light and power. There is a lawned front garden with mature shrubs, flowerbeds and a feature vintage style street lamp. To the rear of the property there is an enclosed garden, a haven for wildlife, laid mainly to lawn, with raised patio seating area overlooking the garden, mature shrubs, stocked borders and flowerbeds. There is a large summer house with light, power and log burner.

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 QIA LFI ED/SPEC ALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Betheridge, 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 Water 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

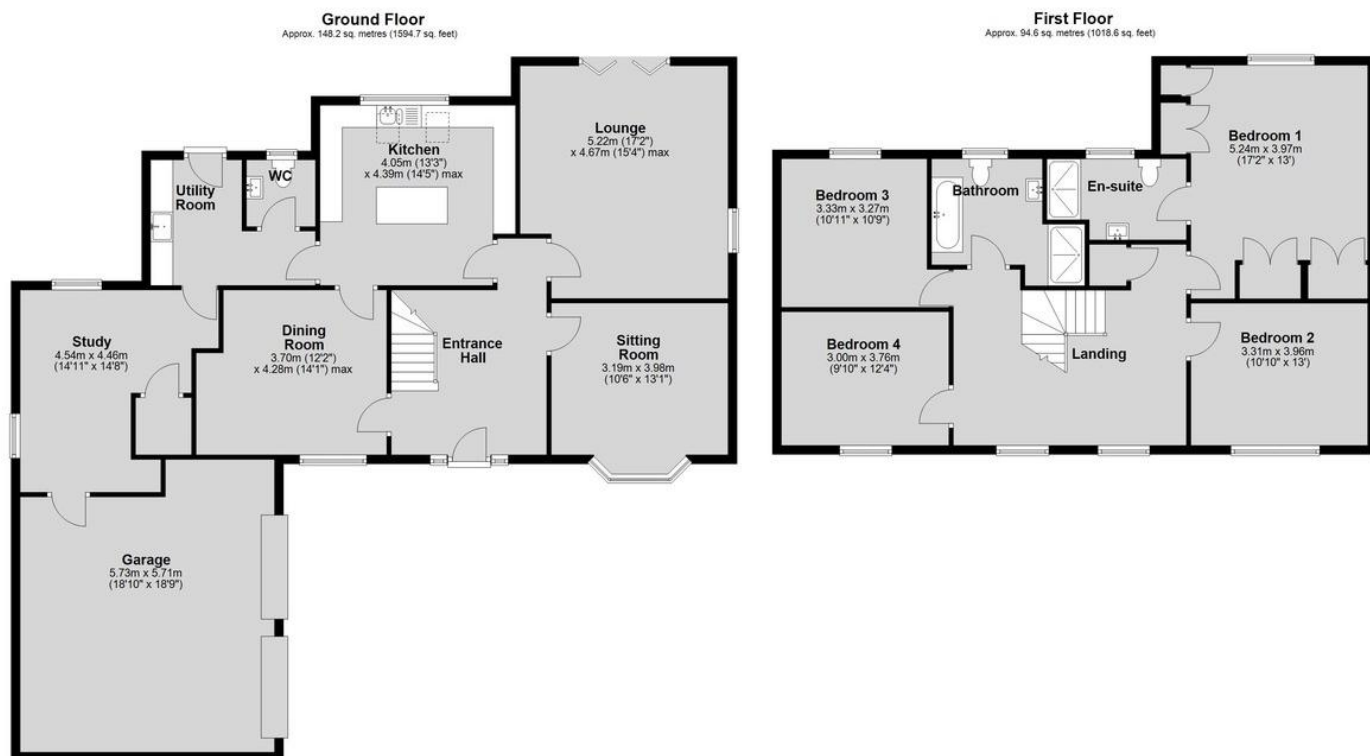
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the benefit of the vendors (lessors) for whom they act as Agents given the ethical:

1. These 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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 242.8 sq. metres (2613.3 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 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.

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