



6 Chestnut Grove

Waddington, Lincoln, LN5 9BJ



Book a Viewing!

Offers in Region of £150,000

A three bedroom dormer bungalow situated in a quiet cul-de-sac in the popular Brant Road area of Waddington. Set on a generous plot, the property offers fantastic potential for investors or those seeking a full renovation project. This is an ideal opportunity for buyers looking to put their own stamp on a home within a desirable residential location close to Lincoln and local amenities. Accommodation comprises of Entrance Hallway, Lounge, Kitchen, Bathroom and Bedroom to the ground floor and two further Bedrooms to the First Floor.





SERVICES

All mains services available. Gas central heating.

EPC RATING – F.

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

ENTRANCE HALL

With a UPVC door with frosted glass panel and an adjacent window, with a built-in storage cupboard, radiator, brick archway detail and access to the first floor landing, lounge, kitchen, bathroom and bedroom.

LOUNGE

10' 5" (max) x 19' 7" (3.18m x 5.97m) A generous main reception room with two front facing windows, gas fireplace with feature mantel surround and radiator.

KITCHEN

14' 4" x 8' 11" (max) (4.37m x 2.72m) Fitted with a stainless steel sink and hot and cold mixer tap, side aspect window, and small UPVC window to the rear, with an oven with hob and extractor over, vinyl flooring, radiator, boiler and door providing access to the rear garden.

BATHROOM

A three-piece suite comprising of bath, pedestal sink, and WC, frosted window to the rear aspect, vinyl flooring and radiator.

BEDROOM 1

12' 10" x 7' 1" (3.91m x 2.16m) With UPVC window to the rear, two side windows, radiator and built-in cupboard storage.

DRESSING ROOM

6' 7" x 8' (2.01m x 2.44m) An additional reception room ideal as a dressing room or dining area. Including a radiator, feature archway leading through to Bedroom 1 and UPVC window to the rear aspect.

FIRST FLOOR LANDING

Provides access to two double bedrooms and a storage cupboard housing the hot water cylinder and further loft access.

BEDROOM 2

10' 5" x 17' 6" (3.18m x 5.33m) A rear facing double bedroom with window overlooking the garden, built-in storage and cupboards and radiator.

BEDROOM 3

9' 7" x 17' 6" (2.92m x 5.33m) Another well-sized double bedroom with front facing UPVC window, twin sliding-door wardrobes, eaves storage and radiator.

OUTSIDE

To the rear there is a quiet and enclosed garden with mature trees, mainly laid to lawn, with patio area set on slabbed paving. Includes a brick-built garage and additional garden shed. To the front there is a generous block paved driveway offers parking for multiple vehicles.

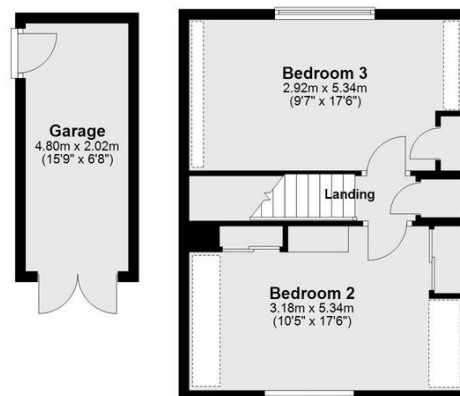




Ground Floor



First Floor



Total area: approx. 103.2 sq. metres (1110.3 sq. feet)

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

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Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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.

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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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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:

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29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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