



Rufflands, High Street

Waddington, Lincoln, LN5 9RF



Book a Viewing!

£525,000

A spacious detached family home situated in this pleasant non-estate position within the sought-after cliff village of Waddington. The internal living accommodation briefly comprises of Entrance Porch, Entrance Hall, Lounge, Sitting Room, Dining Room, Reception Hallway, Fitted Kitchen, Utility Room, Downstairs Shower Room and a First Floor Landing leading to four spacious Bedrooms, Family Bathroom and a further Shower Room. Outside there is a blocked paved driveway providing off road parking/hardstanding for numerous vehicles and in turn providing access to the attached Double Garage. There is a mature lawned front garden and a further extensive lawned rear garden with patio. The property further benefits from gas central heating and is being sold with No Onward Chain. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — E.

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 PORCH

With UPVC entrance door, UPVC windows and tiled flooring.

ENTRANCE HALL

With UPVC entrance door, UPVC windows, stairs rising to the first floor, single radiator and understairs storage cupboard.



LOUNGE

21' 3" x 11' 0" (6.48m x 3.35m) With UPVC bay window to the rear elevation, UPVC sliding patio doors, double and single radiators and sliding doors to the sitting room.

SITTING ROOM

15' 11" x 12' 0" (4.85m x 3.66m) With UPVC bay window to the front elevation, double radiator, coving to ceiling and single radiator.

DINING ROOM

14' 10" x 10' 10" (4.52m x 3.3m) With two UPVC windows to the front elevation, two double radiators, coving to ceiling and fireplace.

INNER RECEPTION HALLWAY

18' 5" x 6' 9" (5.61m x 2.06m) With UPVC window to the side elevation, radiator, understairs storage cupboard, coving to ceiling and stairs to the first floor.

KITCHEN

18' 6" x 7' 10" (5.64m x 2.39m) Fitted with a range of wall and base cupboards with drawers and work surfaces over, fitted oven and hob, tiled flooring, part tiled surround, inset spotlights, 1½ bowl sink unit and drainer, pantry cupboard and UPVC window to the rear elevation.

UTILITY ROOM

6' 8" x 5' 9" (2.03m x 1.75 m) With UPVC window to the rear elevation, plumbing for washing machine, single radiator, sink unit and drainer.

SHOWER ROOM

With WC, wash hand basin, partly tiled surround and UPVC window.

FIRST FLOOR LANDING

With two UPVC windows to the front elevation and single radiator.

BEDROOM

14' 11" x 11' 11" (4.55m x 3.63m) With UPVC window to the front elevation and two single radiators.

BEDROOM

11' 6" x 11' 1" (3.51m x 3.38m) With UPVC window to the rear elevation, single radiator and built-in cupboards.

BATHROOM

With suite to comprise of bath with shower attachment, WC, wash hand basin, tiled walls, towel radiator, UPVC window to the rear elevation and an airing cupboard housing the hot water cylinder.

REAR LANDING

With UPVC window to the rear elevation and built-in cupboard.

BEDROOM

15' 11" x 11' 11" (4.85m x 3.63m) With two UPVC windows and two single radiators.

BEDROOM

14' 10" x 10' 10" (4.52m x 3.3m) With UPVC window to the front elevation and double radiator.





SHOWER ROOM

With suite to comprise of WC, wash hand basin, bidet and fitted shower cubicle, built-in cupboard, tiled walls and UPVC window.

OUTSIDE

The property is situated in a pleasant position with a blocked paved driveway providing off road parking/hardstanding for vehicles and access to the double garage. There is a mature lawned front garden which leads to the extensive rear garden with a wide variety of mature shrubs and trees, extensive lawned area, patio area, shed and summer house.

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 & 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 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 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 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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