



134 Station Road
Waddington, LN5 9QS



Book a Viewing!

£235,000

Situated on a generous non-estate plot within the village of Waddington, just South of the Cathedral City of Lincoln, a well presented Three Bedroom Detached Bungalow. The property has accommodation comprising of an Entrance Hall, Lounge, fitted Kitchen, three well appointed Bedrooms and a Wet Room. Outside the property boasts established and spacious front and rear gardens, a long driveway providing off street parking for multiple vehicles and a detached single garage. The property must be viewed to be appreciated and is being sold with no onward chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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.



ACCOMODATION

HALL

With radiator.

LOUNGE

14' 11" x 12' 10" (4.55m x 3.92m) With three double glazed windows to the front and side aspects, wall hung gas fire and radiator.

KITCHEN

12' 11" x 12' 10 (max)" (3.94m x 3.91m) Fitted with a range of wall and baase units with work surfaces over, electric oven and hob with extractor fan over, stainless steel sink with side drainer and mixer tap over, spaces for fridge and washing machine, tiled flooring and splashbacks, door to the rear garden, double glazed windows to the side and rear aspects.



BEDROOM 1

11' 11" x 10' 5" (3.65m x 3.18m) With double glazed window to the front aspect and radiator.

BEDROOM 2

10' 5" x 10' 5" (3.18m x 3.18m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

10' 5" x 8' 0" (3.18m x 2.46m) With double glazed window to the side aspect and radiator.



WET ROOM

Fitted with a three piece suite comprising of wet room shower, close coupled WC and wall mounted wash hand basin, tiled walls, airing cupboard housing the gas fired central heating boiler, radiator and double glazed window to the rear aspect.

OUTSIDE

The property sits on a generous non-estate plot. To the front there is a lawned garden with inset shrubs and a long gravelled driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up-and-over door to the front, light and power. To the rear of the property there is a large rear garden laid mainly to lawn with mature shrubs.





WEBSITE

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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 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.

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

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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 these 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.

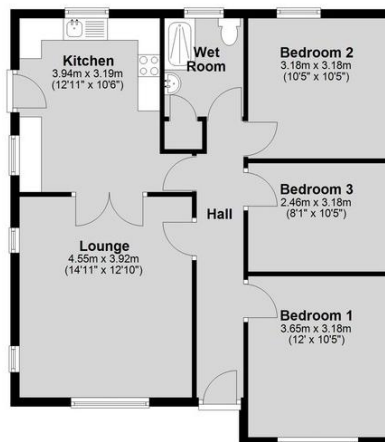
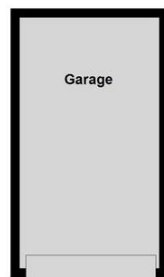
GENERAL

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

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Ground Floor
Approx. 92.1 sq. metres (991.7 sq. feet)



Total area: approx. 92.1 sq. metres (991.7 sq. feet)

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

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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