



30 Station Road

Waddington, Lincoln, LN5 9QN



Book a Viewing!

£435,000

Enjoying a spectacular position within the sought after village of Waddington, this remarkable home enjoys uninterrupted, panoramic views stretching for miles across the rolling landscape of the Trent Valley and far reaching open countryside beyond. The outlook is truly breathtaking and provides an ever changing backdrop of natural beauty throughout the seasons. Set within a mature plot of approximately 0.23 acres, the property has been thoughtfully arranged to maximise and frame the outstanding views, most notably from the sun porch which offers a perfect vantage point from which to relax and take in the scenery. The spacious accommodation further comprises of a Lounge and Dining Room, alongside a Kitchen/Breakfast Room, Utility Room, and Inner Hallway leading to Three well proportioned Bedrooms, a Shower Room and an additional WC. Externally, the beautifully established gardens to both the front and rear are a true extension of the setting, seamlessly blending with the surrounding countryside and offering multiple areas from which to enjoy the open vistas. A long driveway provides ample off street parking and leads to a single garage. With its elevated position, uninterrupted sightlines and sweeping countryside views that extend as far as the eye can see, this is a rare opportunity to acquire a home in one of the area's most captivating locations. Viewing is essential to fully appreciate the extraordinary outlook and lifestyle on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — D.

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

SUN PORCH

With double glazed windows to the front and side aspects giving panoramic open views across the Trent valley.

DINING ROOM

12' 5" x 8' 11" (3.80m x 2.72m) With radiator.

LOUNGE

16' 11" x 14' 0" (5.17m x 4.28m) With double glazed window to the front aspect, living flame gas fire in a feature brick fire surround, double glazed windows to the front and side aspects and two radiators.

KITCHEN

14' 0" x 9' 5" (4.28m x 2.88m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, gas hob with extractor fan, integrated fridge, 1½ bowl sink with side drainer and mixer tap, tiled splashbacks and double glazed windows to the side and rear aspects.

UTILITY ROOM

With spaces for washing machine and fridge freezer, built in storage cupboard, window to the rear aspect and door to the garden.

INNER HALLWAY

With loft access point.

BEDROOM 1

11' 10" x 10' 6" (3.63m x 3.21m) With a range of fitted wardrobes, double glazed window to the front aspect with panoramic open views across the Trent valley and radiator.

BEDROOM 2

13' 8" x 9' 7" (4.17m x 2.93m) With double glazed window to the front aspect with panoramic open views across the Trent valley and radiator.

BEDROOM 3

12' 9" x 7' 11" (3.91m x 2.42m) With double glazed window to the rear aspect, fitted sink unit and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC, pedestal wash hand basin, part tiled walls, spotlights, radiator and double glazed window to the rear aspect.

SEPARATE WC

With close coupled WC, pedestal wash hand basin and window to the rear aspect.





OUTSIDE

The property sits on a generous plot of approximately 0.23 acres. To the front there is a lawned garden with mature shrubs, established flowerbeds and borders. There is a long driveway with turning space 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 an enclosed and private rear garden with patio seating area, mature shrubs and trees, established flowerbeds and borders, fish pond, potting 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 GET OUT 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 – HOW MAY I REFER YOU TO
Solicitors & Estate Agents, 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 the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CW&H, J. Walter and Calum 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.

Claerings 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 services 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.

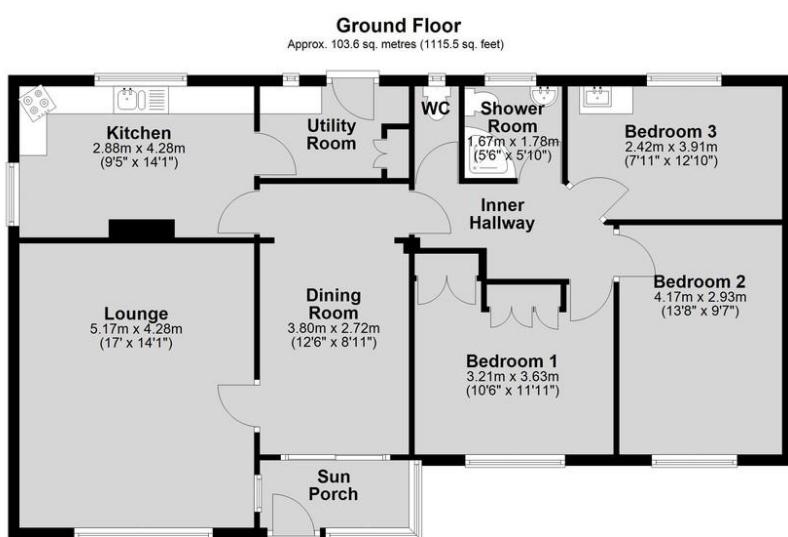
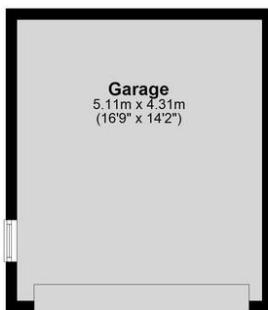
NOTES
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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. These details are given as a general guide only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make any representations 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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Lower Ground Floor
Approx. 22.0 sq. metres (237.1 sq. feet)



Total area: approx. 125.7 sq. metres (1352.6 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 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.