



16 Belvoir Close
Waddington, Lincoln

BROWN & CO JH Walter



16 Belvoir Close, Waddington, Lincoln, LN5 9DG

A spacious detached bungalow which would benefit from modernisation located in the much sought after village of Waddington and offered with no onward chain.

The property comprises of an entrance hall, inner hall, kitchen, living / dining room, three bedrooms and a shower room. Outside are lawned gardens to both the front and rear and a garage.



ACCOMMODATION

Entrance Hall

Entrance doors to front and rear, doors leading to inner hall.

Hall

Cloaks cupboard, loft access, radiator.

Kitchen

Double glazed window to side, drainer sink, worktops, base and eye level storage units, integrated oven and hob, spaces for washing machine, fridge freezer and dishwasher, radiator.

Lounge / Dining Room

Two double glazed windows to front, fireplace, radiator.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Shower Room

Double glazed window to side, walk in shower, WC, vanity wash basin, heated towel rail, fully tiled.

Outside

The property benefits from pleasant lawned gardens to both the front and rear and a garage.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is good mobile coverage from EE, O2 and Three.

BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

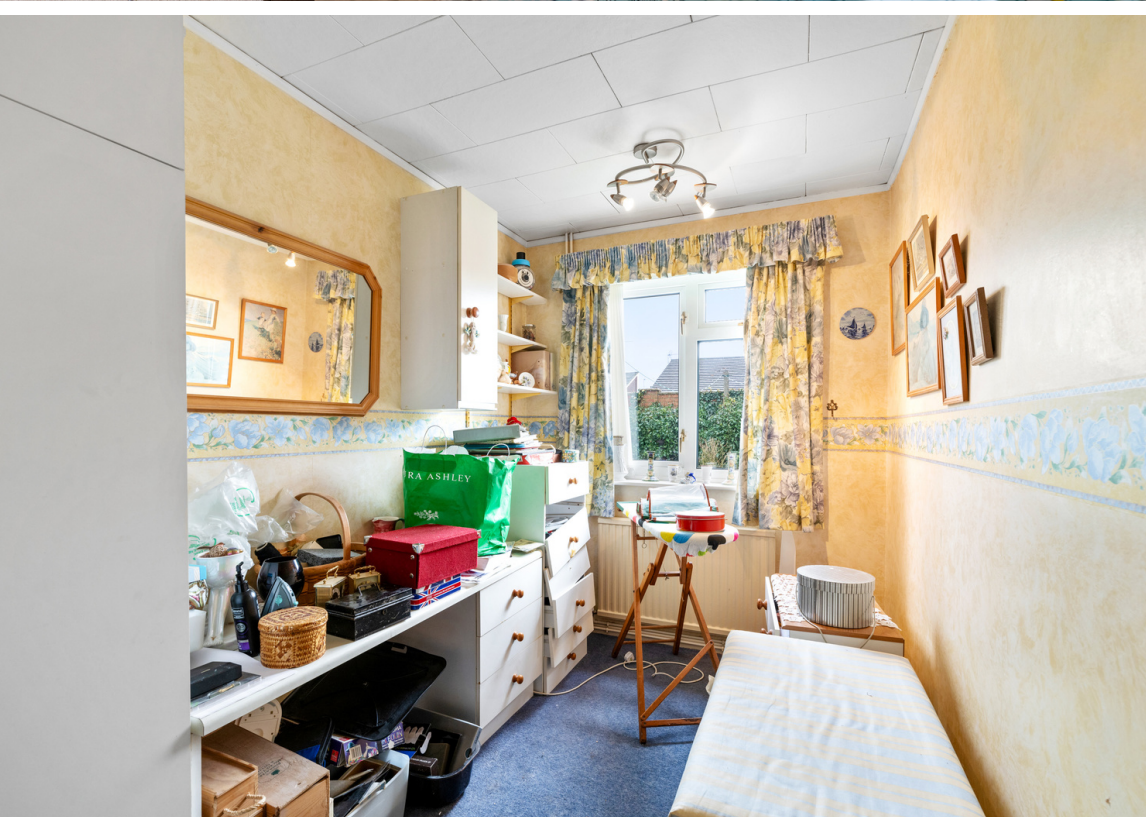
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304

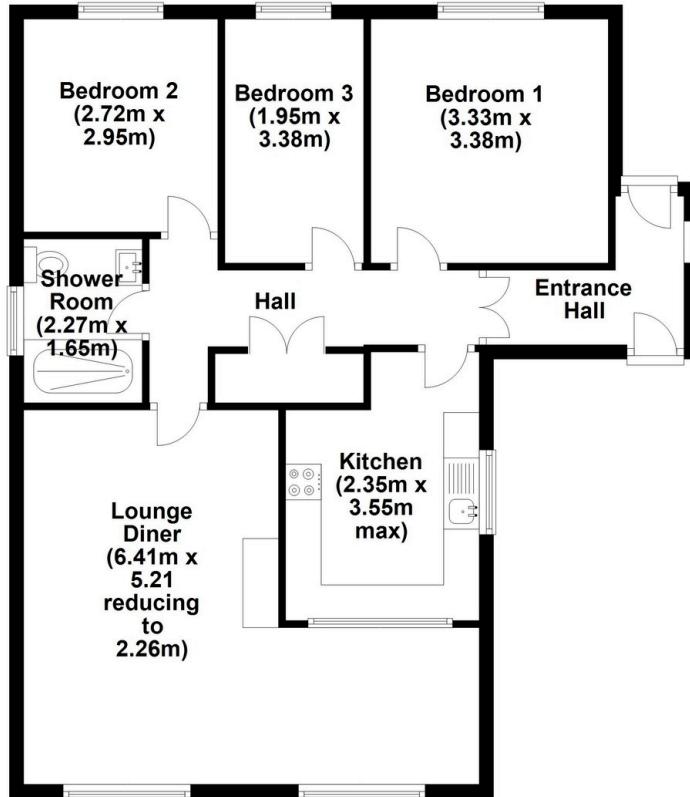
lincolncitycentre@brown-co.com





Ground Floor

Approx. 79.3 sq. metres (853.2 sq. feet)



Total area: approx. 79.3 sq. metres (853.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy performance certificate (EPC)

16 Belvoir Close Waddington LINCOLN LN16 5DG	Energy rating B	Valid until: 25 January 2034 Certificate number: 0234-6228-8300-0116-4226
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Property type	Detached bungalow
Total floor area	80 square metres

Rules on letting this property

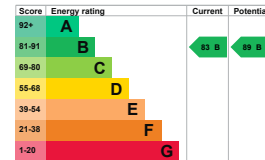
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

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