



7 Chestnut Grove
Waddington

BROWN & CO JH Walter



7 Chestnut Grove, Waddington, Lincoln, LN5 9BJ

A spacious detached family home situated in a popular residential area with excellent local amenities and is sold with no onward chain.

The property benefits from flexible living accommodation comprising of an entrance hall, sitting room, lounge, bedroom, bathroom, WC, kitchen / diner and utility to the ground floor, along with a master bedroom with en-suite and two further double bedrooms to the first floor.

Outside to the front is a driveway which leads to a garage and to the rear is an enclosed garden.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage cupboard, radiator, electric heater.

Sitting Room

Two double glazed windows to rear, patio doors opening to rear garden.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, pedestal wash basin, bath with shower attachment, radiator.

WC

Double glazed window to rear, WC.

Lounge

Two double glazed windows to front, two radiators.

Kitchen / Dining Room

Double glazed window to rear, one and a half stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker and washing machine.

Utility

Entrance door to rear, sink, spaces for fridge and washing machine, door leading to garage.

First Floor

Landing

Cupboard housing boiler, loft access.

Bedroom One

Double glazed windows to front and side, radiator.

En-Suite

Double glazed window to side, WC, vanity wash basin, shower cubicle, radiator.

Bedroom Two

Double glazed window to rear, radiator, door opening into:

Bedroom Three

Two Velux windows, radiator.

Outside

To the front is a driveway which leads to a garage. To the rear is an enclosed garden with patio area.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

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

BROADBAND

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

Energy performance certificate (EPC)

7 Chestnut Grove
Weddington
LINCOLN
LN5 9BJ

Energy rating

D

Valid until:

19 February 2035

Certificate number:

0390-2188-6020-2695-4941

Property type

Detached house

Total floor area

156 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](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 D. It has the potential to be C.
[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:

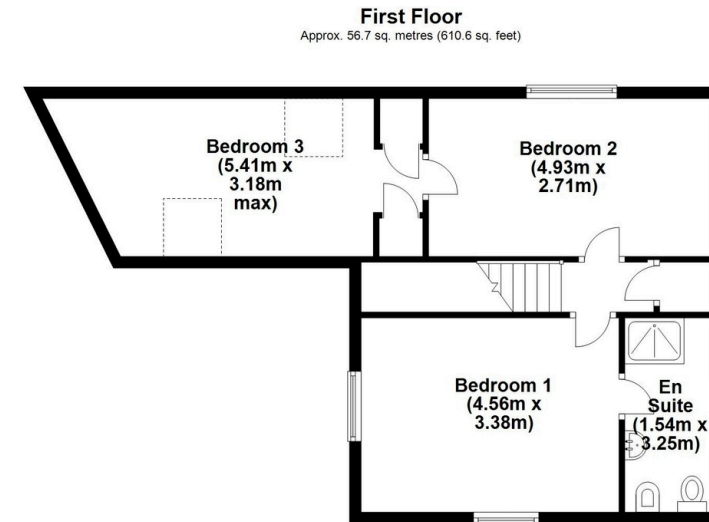
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

A photograph showing the front of a two-story brick house. It features a large bay window on the ground floor and a smaller window on the upper floor. A paved patio area with some outdoor furniture is visible in the foreground.

A photograph of a narrow garden path leading alongside a brick wall. There are some plants and a wooden fence in the background.

A photograph of the rear garden of the house. It shows a paved patio area, a lawn, and a brick wall. There are some plants and a metal frame in the garden.



Total area: approx. 156.4 sq. metres (1683.8 sq. feet)

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

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&CoJHWalter

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolncitycentre@brown-co.com

BROWN & CO JHWalter

Property and Business Consultants