



New Stone Cottage
Waddington, Lincoln

BROWN & CO JH Walter



New Stone Cottage, Timms Lane, Waddington, Lincoln, LN5 9RQ

A fantastic opportunity to acquire a spacious detached stone family home located in the heart of the much sought after village of Waddington.

The property benefits from versatile living accommodation comprising briefly of a porch, entrance hall, living room, dining room, snug, breakfast kitchen and WC to the ground floor, along with master bedroom with en-suite, two further bedrooms, family bathroom and a dressing room / 4th bedroom to the first floor.

Outside gated access leads to a generous driveway and detached double garage. Beautiful lawned gardens surround the property with patio area and mature trees providing the privacy to the property.



ACCOMMODATION

Ground Floor

Porch

Main entrance door, double glazed window to front, door opening into entrance hall.

Entrance Hall

Double glazed windows to side, stairs rising to first floor, storage cupboard.

WC

Double glazed window to side, WC, wash basin.

Living Room

Double glazed window to front, opening into both the snug and dining room, gas fire with decorative surround, radiator.

Snug

Double glazed window to side, doors leading to both sun room and kitchen, radiator.

Dining Room

Double glazed windows to front and side, sliding doors opening to rear garden, radiator.

Sun Room

Double glazed window to side, sliding doors opening to rear garden.

Kitchen / Breakfast Room

Double glazed window to rear, double stainless steel drainer sink, preparation work tops, a range of matching base and eye level storage units, integrated gas hob with extractor over, integrated oven, spaces for washing machine, dishwasher, and fridge freezer, two radiators.

Rear Porch

Door leading to rear garden, double glazed windows to front and side.

First Floor

Landing

Double glazed window to side, airing cupboard, loft access, radiator.

Bedroom One

Double glazed windows to side and rear, built in wardrobes, radiator.

En Suite

Double glazed window to rear, vanity wash basin, bath with wall mounted shower unit over and glazed shower screen, WC, radiator, storage to eaves.

Bedroom Two

Double glazed windows to front and side, fitted wardrobes, radiator.

Dressing Room

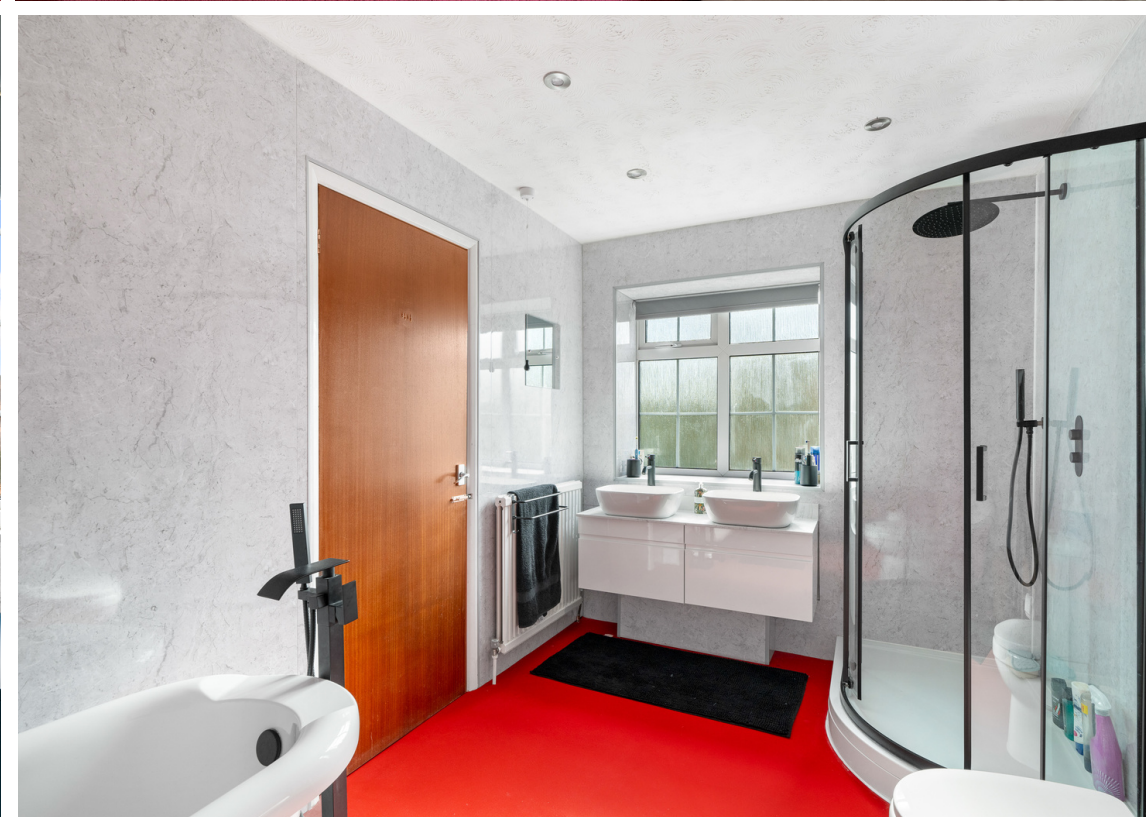
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to front, built in wardrobes, cupboard, radiator.

Bathroom

Double glazed window to side, twin vanity wash basins, corner shower cubicle, free standing roll edge bath tub, WC, heated towel rail, radiator.



Outside

The property is accessed from the side with gated access leading to a driveway which provides parking for several vehicles and leads to a detached double garage. Lawned gardens wrap around the property with decorative shrubs and borders, along with mature trees giving the property privacy. There is also a pleasant patio area to the rear of the property.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band E

MOBILE

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

BROADBAND

We understand from the Ofcom website that standard broadband is available at this property with a max download speed of 19 Mbps and an upload speed of 1 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

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

New Stone Cottage Timms Lane Waddington LINCOLN LN5 9RQ	Energy rating E	Valid until: 20 June 2032
		Certificate number: 0432-9626-7100-0209-7226

Property type	Detached house
Total floor area	186 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 E. It has the potential to be C.

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

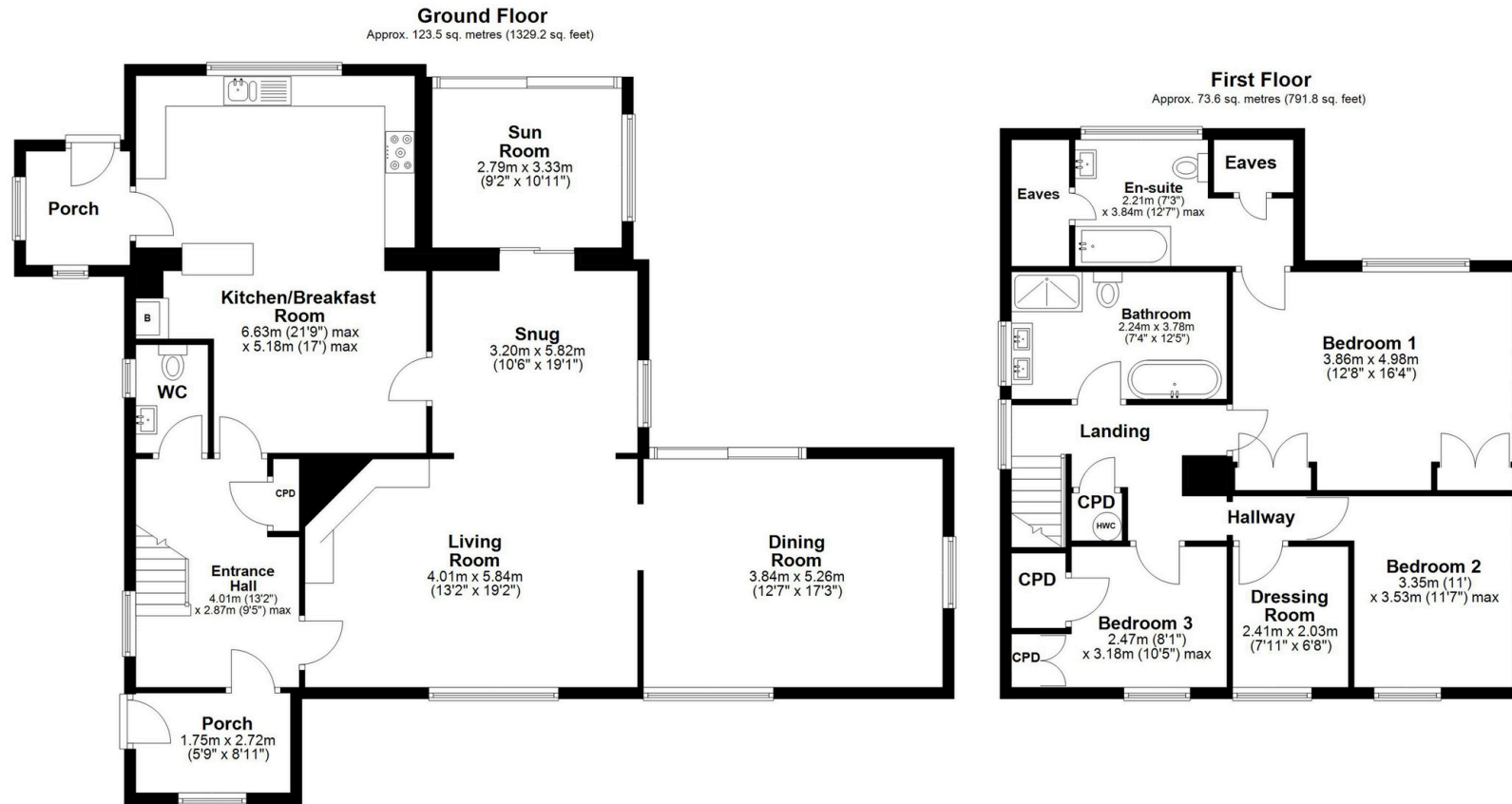
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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





Total area: approx. 197.1 sq. metres (2121.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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New Stone Cottage, Waddington

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