



- Detached Bungalow
- 2 Double Bedrooms
- 16'10" Lounge
- Good Size Kitchen
- Refitted Bathroom
- Extensive Double Glazing & Gas Fired Central Heating
- South Facing Garden
- Driveway & Garage

Somerville Close, Lower Waddington, LN5 9QR,
£215,000





Greatly improved and modernised by the current vendor. Starkey&Brown are pleased to offer for sale this detached bungalow on Somerville Close benefitting from 2 double bedrooms, 16'10" lounge, spacious kitchen and refitted bathroom. We are advised by the vendor that in 2016 the property has had been rewired, new boiler, re-plastered ceilings and walls, flooring and carpets. Additional benefits of the property includes gas fired central heating system, extensive uPVC double glazing. Outside there is a driveway to the front with off street parking for 4 cars, a further driveway leading to garage. Garage having up and over door with light and power. To the rear of the property there is a south facing garden. Council tax band: B. Freehold.



Lounge

Having a modern electric fire effect heater with remote control, uPVC French doors to rear garden, radiator and coving to ceiling.

Kitchen

11' 3" x 9' 9" (3.43m x 2.97m)

Having a range of fitted wall and base units, rolled edge worktop surface incorporating cupboards and drawers, built-in appliances include a ceramic hob, double oven and extractor hood. There is a concealed combination central heating boiler, one and a half sink with single drainer unit, uPVC window overlooking rear garden and uPVC door to side aspect. We have been advised by the vendor there are some white goods that can be negotiable in the sale items are fridge, freezer, washing machine and dishwasher.



Bedroom 1

12' 8" x 11' 6" (3.86m x 3.50m)

Having a range of fitted wardrobes, radiator and uPVC window to front aspect.

Bedroom 2

9' 10" x 8' 10" (2.99m x 2.69m)

Having double radiator and uPVC window to front aspect. There is also a large storage cupboard which could be incorporated into the bedroom to make it larger measuring 5'8" x 3'3".



Inner Hallway

Having storage cupboard.

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Having a 3 piece suite comprising panelled bath with shower over, wash hand basin, low level flush WC, fully tiled walls and flooring and stainless steel heated towel rail.

Outside Front

Having driveway allowing off street parking for 4 cars. Further driveway leading down the side of the property to the single garage.

Single Garage

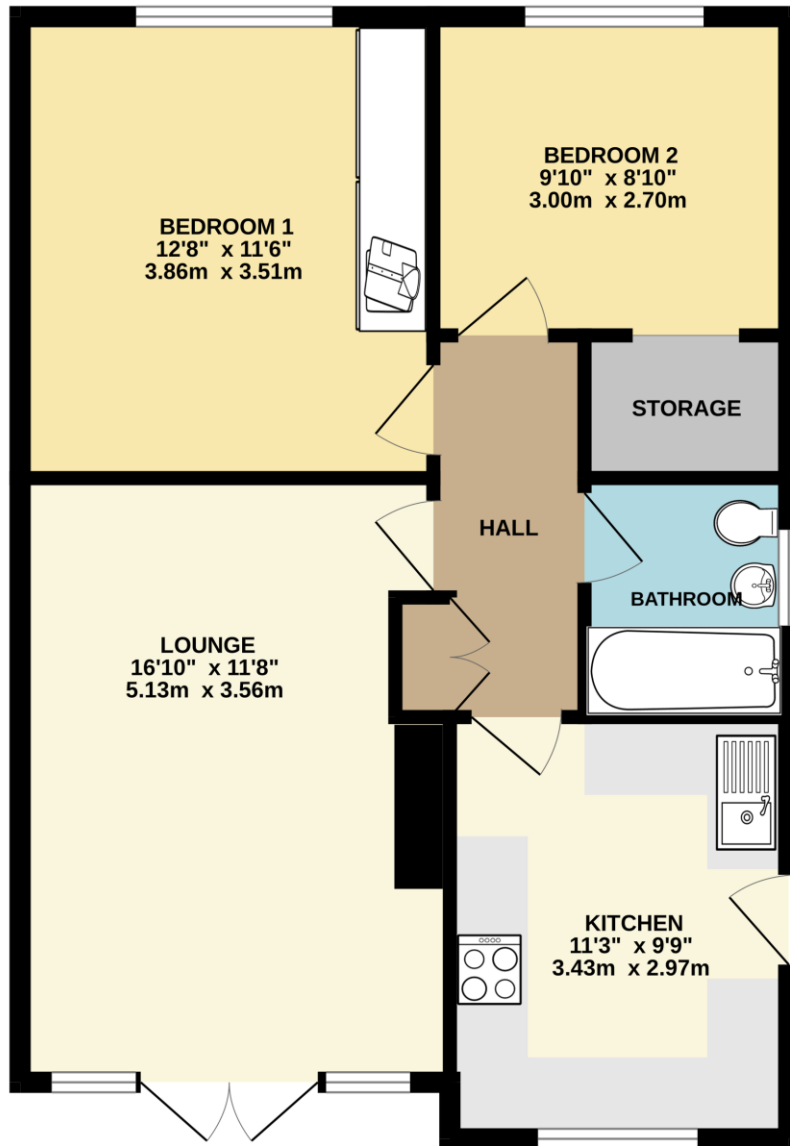
Having up and over door with light and power.

Outside Rear

Being south-facing, mainly laid to lawn and a paved patio area.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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