



- Spacious Family Home
- Very Well Presented Throughout
- Popular Residential Location
- 3 Bedrooms, Master En-Suite
- 17'10" Lounge & 17'10" Kitchen Diner
- Parking For 2 Vehicles & EV Charge Point
- Air Conditioning
- Call Today To View!

Kielder Drive, Waddington, LN5 9JW,
Offers in Excess of £250,000





Starkey&Brown are pleased to offer for sale this very well presented and spacious family home originally built by Beal Homes and located within this popular residential development in Waddington. The property benefits from uPVC double glazing, gas central heating and air conditioning and has accommodation briefly comprises entrance hallway, ground floor WC, 17'10" lounge, 17'10" kitchen diner, utility, spacious first floor landing, 3 very well proportioned bedrooms, en-suite shower room to master bedroom and separate family bathroom. Outside the property has a fully enclosed landscaped garden to the rear and block paved parking for 2 vehicles with electric vehicle charge point. Viewing of this property would be highly recommended call today to view. Council tax band: B. Freehold.



Entrance Hallway

Having front entrance door, laminate wood effect flooring, radiator, stairs rising to first floor and double doors leading to lounge.

Ground Floor WC

Having low level WC, pedestal wash hand basin, ceramic tiled floor, heated towel rail, LED downlight and extractor.

Lounge

17' 10" x 10' 3" (5.43m x 3.12m)

Having laminate wood effect flooring, radiator and covered ceiling.

Kitchen Diner

17' 10" x 9' 6" (5.43m x 2.89m)

Having a range of matching handleless wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, integral dishwasher, laminate wood effect flooring, radiator, LED downlights and French doors overlooking the garden.

Utility

Having base unit with work surfacing over, space for fridge freezer, plumbing for washing machine, laminate wood effect flooring, radiator, extractor and understairs storage cupboard.

First Floor Landing

Having airing cupboard housing hot water cylinder, radiator, covered ceiling, air conditioning unit and access to loft.

Master Bedroom

14' 1" max x 10' 3" max (4.29m x 3.12m)

Having built-in storage cupboard, over stairs bulkhead, radiator and covered ceiling.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, wood effect vinyl flooring, heated towel rail part tiled walls, LED downlights and extractor.

Bedroom 2

11' 0" x 9' 7" (3.35m x 2.92m)

Having radiator and covered ceiling.

Bedroom 3

10' 10" x 7' 4" (3.30m x 2.23m)

Having radiator and covered ceiling.

Bathroom

Having 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, pedestal wash hand basin, low level WC, wood effect vinyl flooring, heated towel rail, part tiled walls, LED downlights and extractor.

Outside Front

To the front of the property there is a small garden area with a variety of plants and shrubs, outside lighting, storm porch leading to front entrance door and secure gate at side leading to landscaped rear garden.

Outside Rear

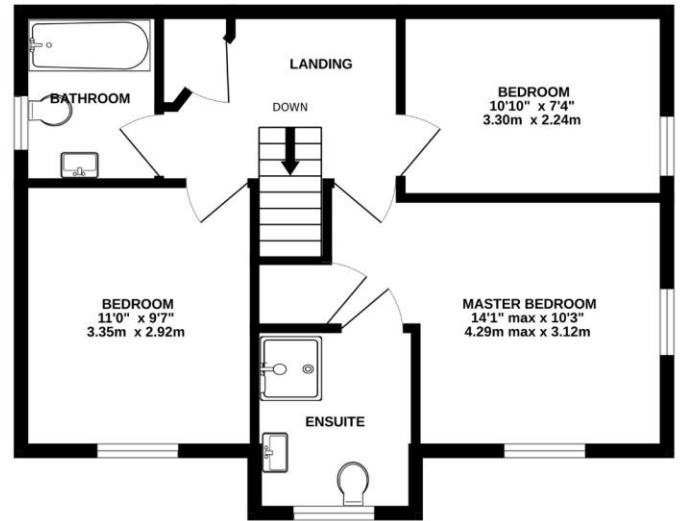
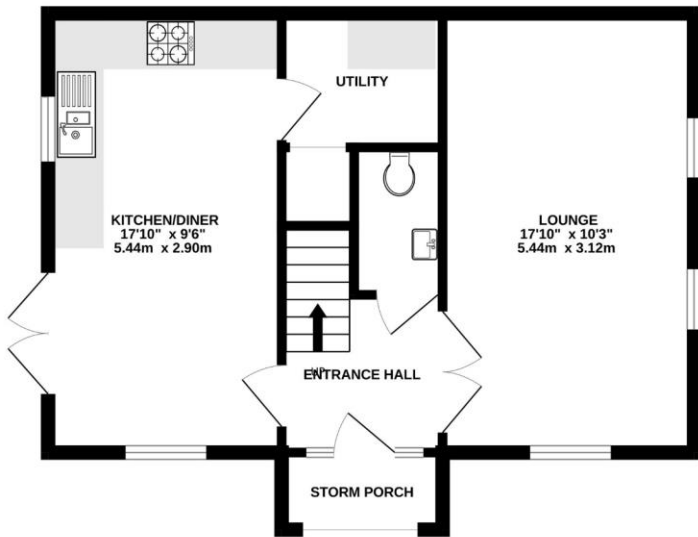
To the rear of the property there is an enclosed landscaped garden predominantly enclosed by a brick walling and comprising artificial turf with paved patio area, garden shed and gate leading to block paved parking for 2 vehicles and electric vehicle charging point.





GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

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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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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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