



- Extended Period Property
- Dating Back To Early 1800's
- 4 Bedrooms
- Spacious Accommodation Throughout
- Private Gardens
- Ample Parking Provisions Plus Garage
- Situated In The Heart Of Waddington
- 15 Minutes Drive To Lincoln City Centre

Moxons Lane, Waddington, LN5 9QF,
Offers Over £425,000





This period property dates back to the early 1800s and is located within the heart of Waddington. Measuring over 181 sq. metres of living space, the home comes with a mixture of older character and modern fixtures. Extended in 2014 the house has 4 double bedrooms and a range of reception rooms which offers great flexibility for further bedrooms or generational living. The ground floor is dominated by a vast living space whilst rising to the first floor there is an en suite to the master bedroom and a separate shower room. Internally the home has a multi fuel log burner, uPVC double glazing throughout and a Logic Max gas combination boiler fitted in 2021 and coming with a remaining 8 year guarantee. Having a stone facade the plot is private throughout with a high original wall boundary enclosing a lawned area, rockery with fish pond and patio seating area. Furthermore, there is ample parking provisions and a single garage to the front of the perimeter. Waddington is well regarded due to its close proximity to the Cathedral city of Lincoln with a regular bus service to and from the city. The village itself has a range of local amenities such as supermarket, pharmacy and post office, primary school and being nearby to a selection of secondary schools. To arrange a viewing contact Starkey&Brown today. Council tax band: D. Freehold.



Entrance Hall

Having front door entry to front aspect, radiator and access to kitchen and living space.

Living Space

18' 1" x 16' 8" (5.51m x 5.08m)

Having uPVC double glazed window to side aspect, feature wood framed window to opposite side aspect, multi-fuel burner and 2 radiators.

Opening out into:

Dining Space

6' 3" x 12' 7" (1.90m x 3.83m)

Having uPVC double glazed bay window to front aspect and a double radiator. Access to:

Downstairs WC

Having low level WC, pedestal wash hand basin unit and radiator.

Study/Potential Bedroom 5

12' 6" x 9' 0" (3.81m x 2.74m)

Having uPVC double glazed window to rear and side aspects and a wall mounted Ideal Logic Max boiler (fitted in 2021 with 8 years warranty remaining on guarantee).

Kitchen

19' 8" x 12' 7" (5.99m x 3.83m)

Having a range of base and eye level units with counter worktops, uPVC double glazed to front and side aspects, French doors to side aspect leading onto rear courtyard, tiled flooring, double oven, radiator, a one a half single drainer unit and induction hob. With stairs rising to stairs rising to bedroom four.

Bedroom 4

15' 11" x 13' 8" (4.85m x 4.16m)

Having vinyl flooring, 2 Velux windows, uPVC double glazed window to front aspect and 2 radiators.

First Floor Landing

Having airing cupboard housing hot water cylinder and a Velux window. Access to bedrooms and bathroom.

Master Bedroom

11' 1" to wardrobe x 14' 9" (3.38m x 4.49m)

Having built-in wardrobes (measuring 1'10") and uPVC double glazed window to front aspect. Access to:

En-Suite

6' 9" x 6' 5" (2.06m x 1.95m)

Having vanity hand wash basin unit, low level WC, corner shower cubicle, Velux window, extractor unit, vinyl flooring and radiator.

Bedroom 2

11' 4" max x 14' 5" (3.45m x 4.39m)

Having uPVC double glazed window to front aspect, Velux window, built-in wardrobes and radiator.

Bedroom 3

12' 5" x 8' 10" (3.78m x 2.69m)

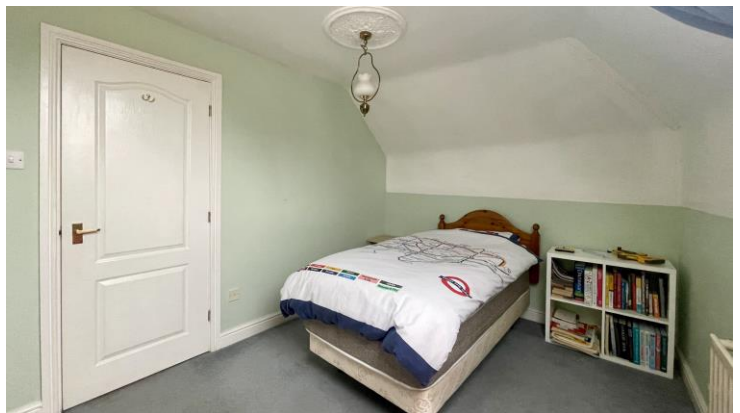
Having Velux window and radiator.

Outside Front

Having enclosed garden with original walled perimeters and fenced perimeters, lawned area, patio seating area, rockery with fishpond, two separate double power points and an outside tap. Gated access to block paved driveway with parking for many vehicles and access to a single garage. Additional extract of land running adjacent to a secondary driveway.

Single Garage

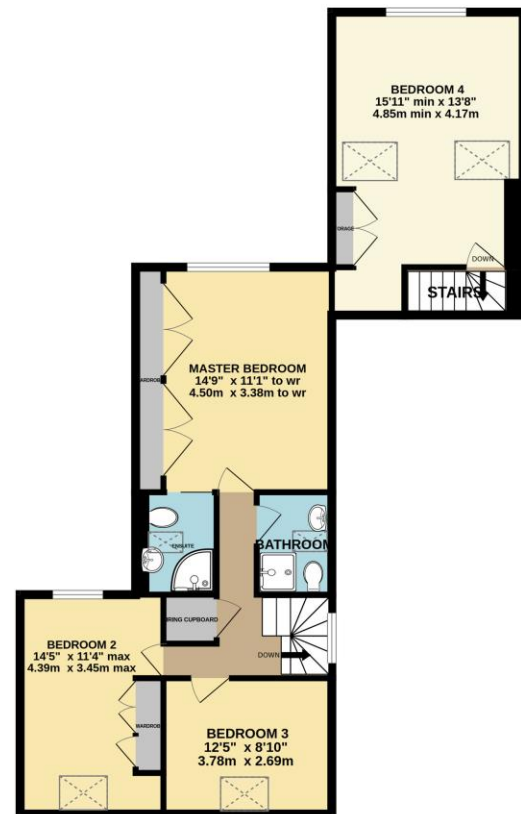
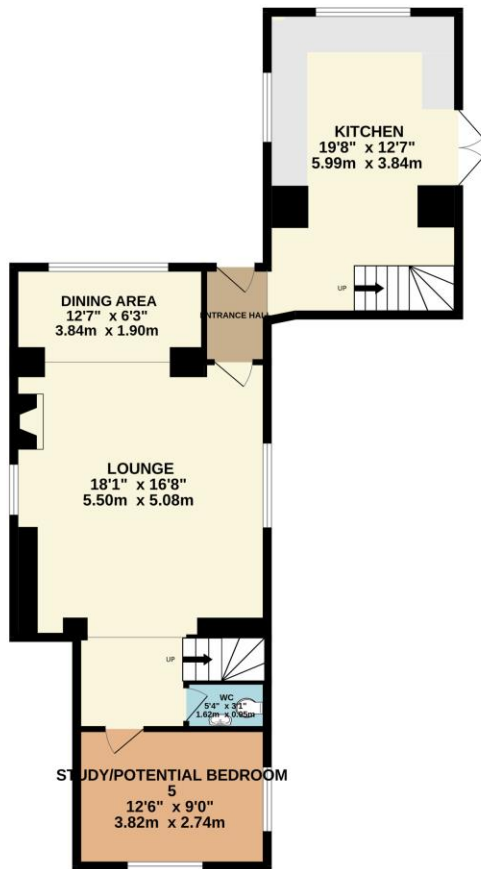
Having up and over door, power and lighting.





GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1948sq.ft. (181.0 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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