

- Modern Detached Family Home
- Popular Residential Location
- 4 Double Bedrooms
- 2 En-Suites & Family Bathroom
- 19'7" Lounge & 21'10" Kitchen Diner
- Driveway & Garage
- Low Maintenance Garden
- NO CHAIN!

Fleetwood Road, Waddington, LN5 9ZE,
Offers In Region Of £340,000





FAMILY HOME WITH 4 DOUBLE BEDS & 3 BATHROOMS! Starkey&Brown are pleased to offer for sale this spacious and well presented modern detached family home located within this residential development in Waddington. Accommodation briefly comprises spacious entrance hallway, ground floor WC, 19'7" max lounge, 20'10" kitchen diner with French doors leading onto the rear garden, spacious utility, first floor landing, 4 double bedrooms, 2 en-suites shower rooms and separate family bathroom. Outside the property has driveway parking, integral single garage and fully enclosed low maintenance garden to the rear. The property is being offered for sale with no chain. Call today to arrange a viewing! Council tax band: E. Freehold.



Entrance Hallway

Having part glazed composite front entrance door, radiator and stairs rising to first floor.

Ground Floor WC

Having low level WC, pedestal wash hand basin with tiled splash backs, tiled effect vinyl flooring, radiator and extractor.

Kitchen Diner

20' 10" x 12' 10" max (6.35m x 3.91m)

Having a range of matching range of wall and base units, 2 larder units, additional slide out larder, corner carousel unit, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in eye level oven, 5 burner gas hob with cooker hood over, integral fridge freezer, integral dishwasher, ceramic tiled floor, 2 radiators, LED downlights and French doors leading onto rear garden.

Utility

10' 10" x 5' 8" (3.30m x 1.73m)

Having single drainer stainless steel sink unit with mixer taps over and base unit beneath, larder unit, integral washing machine, space for tumble dryer, ceramic tiled floor, radiator, extractor and door leading to rear garden.

First Floor Landing

Having radiator, access to loft and large airing cupboard housing hot water cylinder.

Master Bedroom

15' 4" max x 11' 4" min (4.67m x 3.45m)

Having radiator.

En-Suite

Having 3 piece suite comprising double tiled shower cubicle with mains fed shower, pedestal wash hand basin with tiled splash backs, low level WC, wood effect vinyl flooring, heated towel rail, LED downlights, extractor and electric shaver point.

Bedroom 2

13' 4" max x 12' 7" (4.06m x 3.83m)

Having radiator.

En-Suite

Having 3 piece suite comprising double shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, wood effect vinyl flooring, radiator, LED downlights and extractor.

Bedroom 3

10' 9" x 10' 8" (3.27m x 3.25m)

Having radiator.

Bedroom 4

10' 7" x 9' 2" (3.22m x 2.79m)

Having radiator.

Family Bathroom

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

Outside Front

To the front of the property there is a lawned garden and double width driveway leading to garage, outside lighting and gate at side leading to rear garden.

Garage

16' 6" x 8' 0" (5.03m x 2.44m)

Having up and over door, power and light and central heating boiler.

Outside Rear

To the rear of the property there is a low maintenance garden comprising artificial turf, large paved patio area, outside lighting and cold water tap.

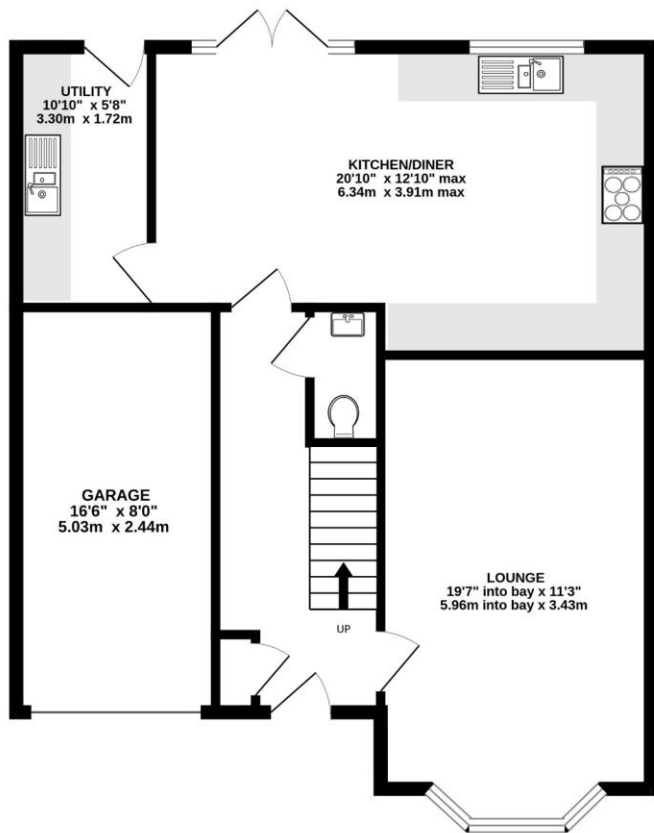
Agents Note

We are advised by the seller that service charges are payable for the maintenance of communal areas. Specific details to follow.

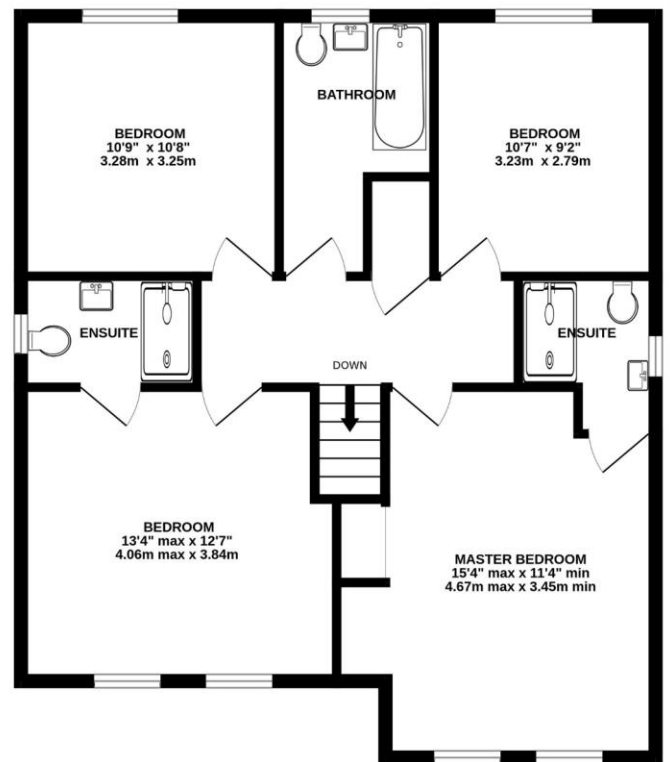




GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.4 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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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