



- Spacious Detached Bungalow
- 3 Double Bedrooms
- Lounge & Kitchen Diner
- 10'7" Wet Room
- Extensive uPVC Double Glazing & GCH
- 22'10" Garage
- Large Rear Garden
- CHAIN FREE

Station Road, Waddington, LN5 9QS,  
£220,000







Situated on Station Road in Waddington. Starkey&Brown are pleased to offer for sale this spacious detached bungalow. The property benefits from having 3 double bedrooms, lounge, kitchen diner plus additional kitchen area and 10'7" wet room. Additional benefits of the property includes extensive uPVC double glazing and gas fired central heating system. Outside the property has a front garden, driveway with off street parking for 2/3 cars. Further driveway through to rear having a 22'10" garage and a large lawned rear garden. We are advised by the vendor that the property is to be offered chain free. Council tax band: C. Freehold.





## Composite double glazed front door leading into hallway

### Lounge

14' 6" x 12' 7" (4.42m x 3.83m)

Having real coal flame effect gas fire, uPVC windows to front and side aspects and double radiator.

### Kitchen Diner

13' 8" x 9' 10" (4.16m x 2.99m)

Having freestanding central heating boiler.

### Second Kitchen Area

8' 2" x 7' 5" (2.49m x 2.26m)

Having stainless steel sink with single drainer unit, space for gas cooker, uPVC window to side aspect and uPVC door to rear porch.

### Bedroom 1

11' 7" x 11' 5" (3.53m x 3.48m)

Having built-in wardrobes with overhead storage space, uPVC window to front aspect and radiator.

### Bedroom 2

11' 5" x 9' 6" (3.48m x 2.89m)

Having uPVC window to side aspect and double radiator.

### Bedroom 3

11' 4" x 9' 6" (3.45m x 2.89m)

Having uPVC double glazed window to rear aspect, built-in wardrobe with overhead storage and airing cupboard housing lagged copper cylinder.

### Wet Room

10' 7" x 5' 10" (3.22m x 1.78m)

Having a open shower area with electric wall mounted shower, wash hand basin, low level flush WC, access to loft, uPVC window to rear aspect and double radiator.

### Enclosed Rear Porch

12' 5" x 5' 0" (3.78m x 1.52m)

Having sliding double glazed patio door to rear garden and uPVC door to side aspect.

### Outside Front

Is mainly laid to lawn with a concrete driveway with off street parking for 2/3 cars. With a further driveway leading to garage.

### Garage

22' 10" x 8' 8" (6.95m x 2.64m)

Having light and power. Personnel door to rear garden.

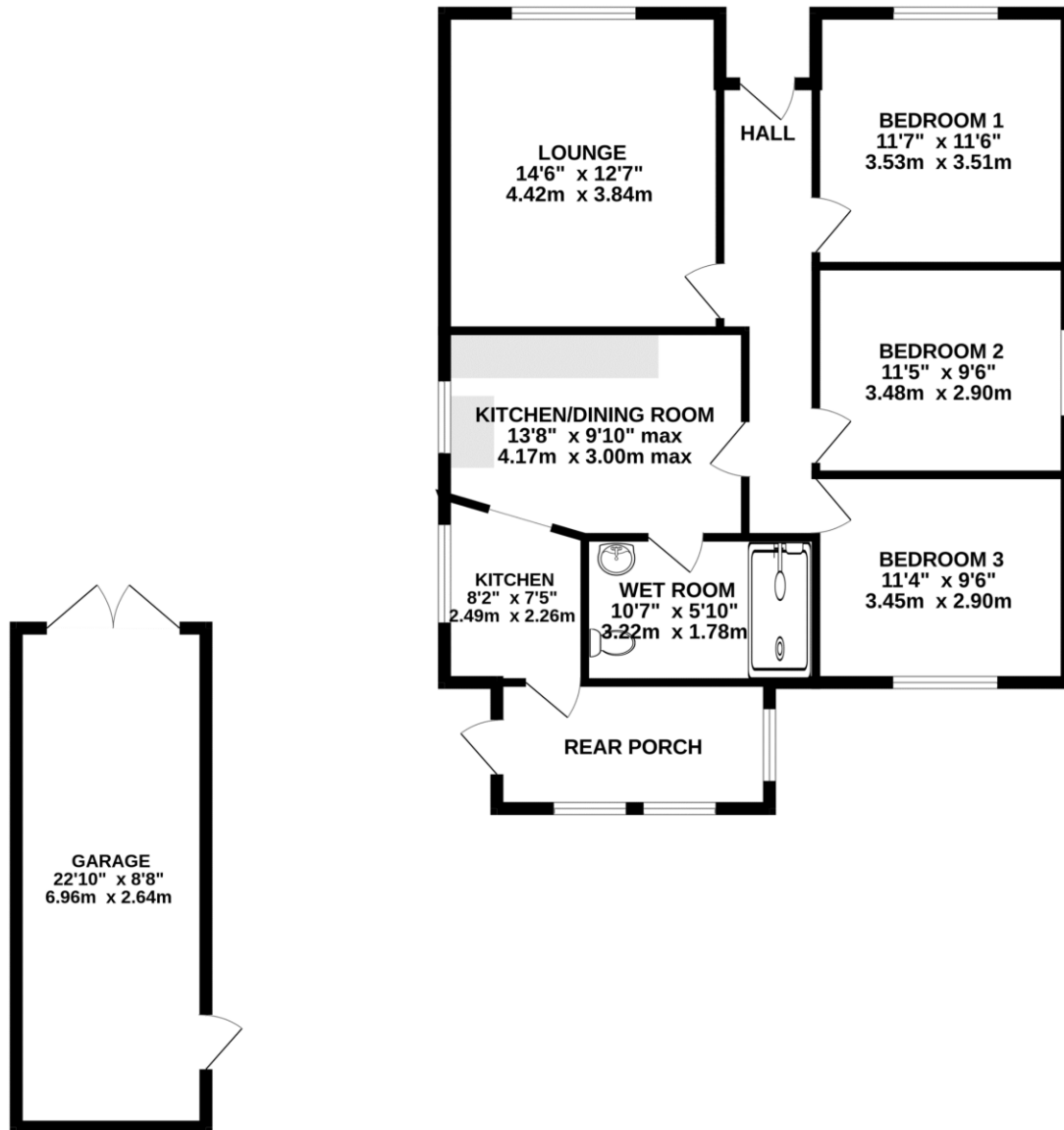
### Outside Rear

Is predominantly laid to lawn. There is a paved patio area to the rear of the garden and has a fenced surround.





GROUND FLOOR  
1128 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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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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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