



- Detached Family Home
- Well Presented Throughout
- Popular Residential Location
- 3 Bedrooms, En-Shower Room To Master
- Lounge With Bay Window
- Impressive 20'6" Kitchen Diner
- Block Paved Driveway
- Fully Enclosed Rear Garden

Grafham Drive, Waddington, LN5 9FX,  
Offers In Excess Of £269,000







Starkey&Brown is pleased to offer this well presented detached family home located within this popular residential development in Waddington. Accommodation briefly comprises spacious entrance hallway, ground floor WC, 14'5" lounge with bay window to front aspect, 20'6" kitchen diner with French doors leading onto rear garden, utility, first floor landing, 3 double bedrooms, en-suite shower room to master bedroom and separate family bathroom. Outside the property benefits from block paved driveway and fully enclosed garden to the rear. Call today to view. Council tax band: C. Freehold.





## Entrance Hallway

Having part glazed composite front entrance door, radiator, coved ceiling, stairs rising to first floor, understairs storage cupboard and doors into kitchen diner.

## Downstairs WC

Having low level WC, pedestal wash hand basin, laminate wood effect flooring, heated towel rail, part tiled walls and LED downlights.

## Lounge

14' 5" into bay x 12' 10" (4.39m x 3.91m)

Having large walk-in bay window to front aspect, modern electric fireplace with granite hearth and inset and wooden surround, radiator and coved ceiling.

## Kitchen Diner

20' 6" x 8' 8" (6.24m x 2.64m)

Having a range of matching wall and base units, breakfast bar, one and half bowl single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, integral fridge, laminate wood effect flooring, 2 radiators, coved ceiling, LED downlights and French doors leading onto rear garden.

## Utility

Having single drainer stainless steel sink unit with mixer taps over and base unit beneath, plumbing for washing machine, laminate wood effect flooring, radiator, central heating boiler and uPVC door to side.

## First Floor Landing

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

## Master Bedroom

12' 10" to back of wardrobes x 10' 0" (3.91m x 3.05m)

Having fitted sliding mirrored door wardrobes, radiator and coved ceiling.

## En-Suite

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

## Bedroom 2

10' 9" max x 10' 7" max (3.27m x 3.22m)

Having radiator.

## Bedroom 3

10' 1" max x 9' 4" max (3.07m x 2.84m)

Having radiator.

## 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 block paved driveway with outside lighting, storm porch leading to front entrance door. Gate at side leading to rear garden.

## Outside Rear

To the rear of the property there is a fully enclosed lawned garden with paved patio area, partitioned for concealed bin storage, cold water tap and summer house (negotiable).

## Summer House

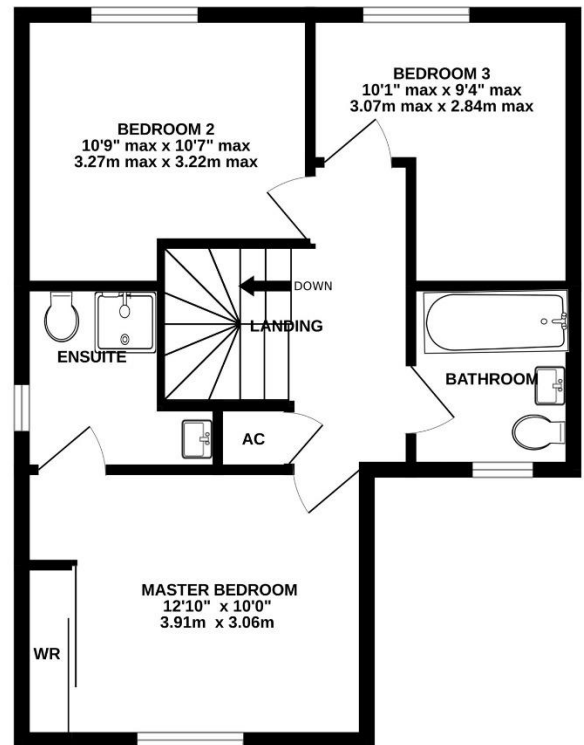
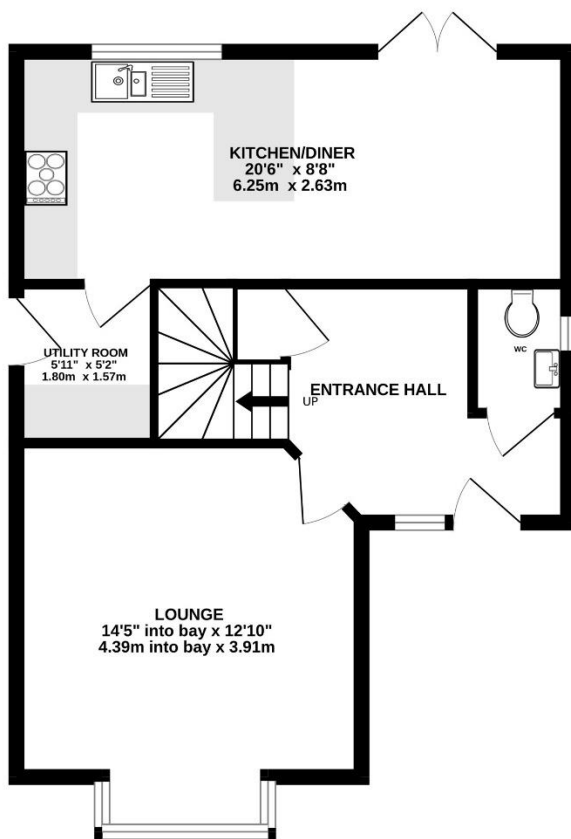
Being of timber construction with west-facing patio doors overlooking the garden. Please note that the summer house is negotiable.





**GROUND FLOOR**  
492 sq.ft. (45.7 sq.m.) approx.

**1ST FLOOR**  
475 sq.ft. (44.2 sq.m.) approx.



**TOTAL FLOOR AREA : 968 sq.ft. (89.9 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.

Made with Metropix ©2024

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.

Important Information:

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE