



- Semi Detached House
- 17'0" Lounge
- Kitchen Diner
- 3 Bedrooms
- Conservatory
- Large Driveway
- Popular Village Location
- Call Today View!

Adelaide Close, Waddington, LN5 9XN,  
Offers In Region Of £240,000





Starkey&Brown is pleased to offer for sale this semi-detached family home located in a pleasant cul-de-sac position in Waddington. Accommodation briefly comprises of 170" lounge, a modern kitchen diner, conservatory, 3 well appointed bedrooms and a family bathroom. Outside the property has a large driveway with parking for many vehicles, a detached garage and a fully enclosed rear garden. Further benefits of the property includes uPVC double glazing and gas fired central heating throughout. Call today to view. Council tax band: B. Freehold.



## Lounge

Having uPVC double glazed window to front aspect, wooden flooring and a radiator.

## Kitchen Diner

14' 9" x 8' 2" (4.49m x 2.49m)

Having a range of matching wall and base units, fitted appliances such as induction hob, fridge freezer, built-in microwave and oven, radiator, uPVC double glazed window to rear aspect and French doors leading into:

## Conservatory

9' 4" x 8' 4" (2.84m x 2.54m)

Being of uPVC construction with brick built base, radiator and French doors leading onto rear garden.

## First Floor Landing

## Family Bathroom

6' 3" x 5' 6" (1.90m x 1.68m)

Having uPVC double glazed window to rear aspect, low level WC, sink, jet panelled bath with shower head over and glass shower screen.

## Bedroom 1

8' 6" x 12' 0" (2.59m x 3.65m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 2

11' 5" x 8' 6" (3.48m x 2.59m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 3

6' 3" x 9' 0" (1.90m x 2.74m)

Currently being used as a dressing room. Having uPVC double glazed window to front aspect and radiator.

## Garage

Having power points and plumbing for laundry appliance.

## Outside Rear

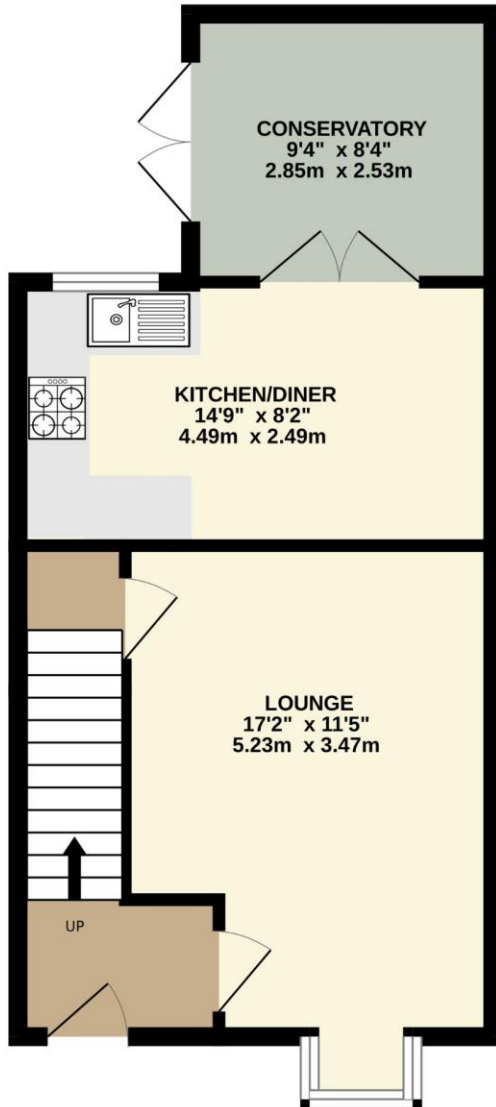
Having block paved patio area, small lawned area and decking area.

## Outside Front

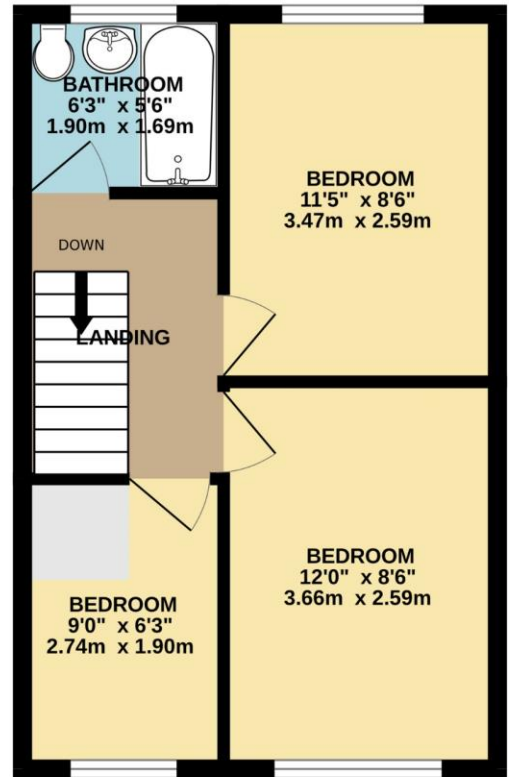
To the front of the property there is driveway parking for many vehicles and access to garage.



GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.8 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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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.

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