



- Modern Detached Family Home
- Popular Residential Location - Private Road
- Lounge & Kitchen Diner
- Utility

- 4 Double Bedrooms
- 2 En-Suites & Family Bathroom
- Low Maintenance Garden & Garage
- Call Today To View!

Fleetwood Road, Waddington, LN5 9ZE,
Offers Over £350,000





Starkey&Brown are pleased to offer for sale this spacious and well presented modern detached family home located within the popular residential development in Waddington. Accommodation briefly comprises of a spacious entrance hall, ground floor WC, lounge, kitchen diner with French doors leading into rear garden, spacious utility, 4 double bedrooms, 2 en-suites and a separate family bathroom. Outside the property has driveway parking with an integral single garage and a fully enclosed low maintenance rear garden. Call today to arrange a viewing. Council tax band: E. Freehold.

Lounge

Having feature bay window to front aspect and 2 radiators.

Downstairs WC

Having low level WC, wash hand basin, radiator, extractor and tiled flooring.

Kitchen Diner

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

Having uPVC double glazed window to rear aspect, tiled flooring, integral appliances such as 5 ring gas hob with extractor over, double oven, fridge freezer, dishwasher, one and a half stainless steel sink with drainer unit, ample base and eye level units with counter worktops, under counter lighting, pull out larder unit, carousel unit, spot lights, 2 radiators and uPVC French doors leading to rear garden. Door leading into:

Utility

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

Having work surface, integral washing machine, space for tumble dryer, radiator, stainless steel sink and drainer unit and door leading to the rear garden.

First Floor Landing

Having airing cupboard, radiator and access to loft.

Master Bedroom

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

Having 2 uPVC double glazed windows to front aspect and radiator. Access into:

En-Suite

Having low level WC, wash hand basin, shower cubicle, extractor, heated towel rail, radiator and vinyl flooring.

Bedroom 2

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

Having 2 uPVC double glazed windows to front aspect and radiator. Access into:

En-Suite

Having uPVC double glazed obscured window to side aspect, low level WC, wash hand basin, shower cubicle, extractor and radiator.

Bedroom 3

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

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 4

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

Having uPVC double glazed window to rear aspect and radiator.

Family Bathroom

Having heated towel rail, low level WC, wash hand basin unit, panelled bath with shower and glass folding door, uPVC double glazed obscured window to rear aspect and vinyl flooring.

Outside Front

Having a tarmac driveway with parking for 2/3 vehicles. Leading to garage.

Garage

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

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

Outside Rear

Having a low maintenance garden.

Agents Note

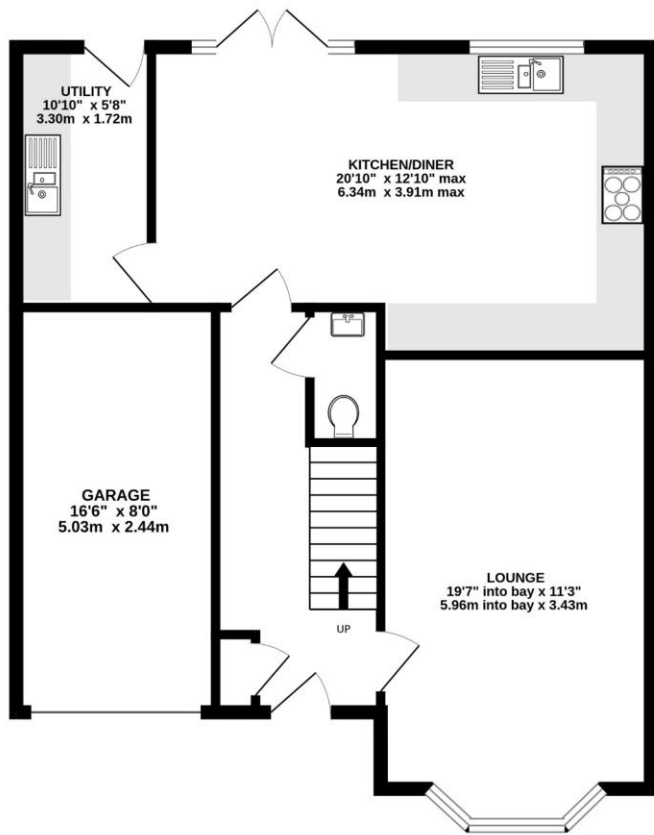
We are advised by the seller that service charges are payable for the maintenance of communal areas. Specific details to follow.



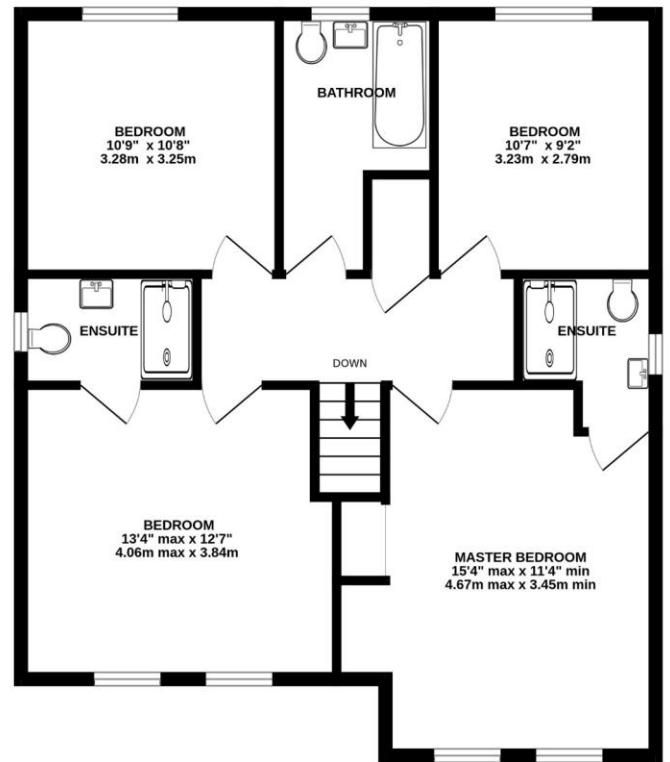


(example of turf)

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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