



- No Onward Chain
- Detached Bungalow
- 3 Bedrooms
- 18'9 Lounge & Dining Room
- Kitchen
- Landscaped Rear Garden
- Ample Parking Provisions
- Single Garage

Somerville Close, Waddington, LN5 9QP,
Offers In Excess Of £200,000





Made available for sale with no onward chain is this 3 bedroom detached bungalow situated off Station Road in Waddington. The accommodation comprises of a 18'9 lounge, separate dining room, entrance porch and a fitted kitchen. Whilst also boasting 3 bedrooms with 2 doubles with built-in wardrobes and all bedrooms benefitting from the use of a 3 piece bathroom suite. The enclosed rear garden is low maintenance being mostly paved with raised timber decking area. To the front of the property there is ample driveway parking for multi vehicles and access to a single garage measuring 21'4 x 8'9. The property is finished with gas central heating throughout and uPVC double glazing, whilst having additional first floor loft space measuring 8'5 x 11'5 with dormer window, a single radiator and access to loft storage which also houses the gas central heating boiler. The village of Waddington is located a short 15 minute drive from Lincoln city centre, whilst also being located to nearby amenities found on Brant Road, Bracebridge Heath and Waddington. Nearby are an array of picturesque walks and a regular bus service to and from Lincoln city centre. For further details contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Porch

Having uPVC front door entry with access leading to:

Lounge

18' 9" x 14' 2" (5.71m x 4.31m)

Having uPVC double glazed windows to front and sides aspect, gas fireplace, radiator and access to:

Dining Room

9' 11" x 7' 8" (3.02m x 2.34m)

Having radiator and a uPVC double glazed window to front aspect. Access into:

Kitchen

9' 11" x 10' 6" (3.02m x 3.20m)

Having a range of base and eye level units with counter worktops, uPVC double glazed window to side aspect, uPVC door to side aspect leading onto driveway, space and plumbing for appliances.

Bedroom 1

13' 1" x 10' 6" (3.98m x 3.20m)

Having uPVC double glazed window to side aspect, radiator and built-in wardrobe with sliding doors.

Bedroom 2

10' 7" x 10' 1" (3.22m x 3.07m)

Having uPVC double glazed window to rear aspect, radiator and built-in wardrobes.

Bedroom 3

7' 7" x 8' 2" (2.31m x 2.49m)

Having uPVC double glazed window to side aspect and radiator.

Bathroom

5' 1" x 10' 6" (1.55m x 3.20m)

Having uPVC double glazed obscured window to side aspect, corner bath, hand wash basin unit with vanity unit, low level WC and a chrome heated hand towel rail.

Loft Room

8' 5" x 11' 5" (2.56m x 3.48m)

Having uPVC double glazed window to side aspect with dormer window and a single radiator. Access to :

Loft Storage

Houses the gas central heating boiler.

Outside Rear

Having an enclosed garden with fenced perimeters, being mostly paved with a raised timber decking area.

Garage

21' 4" x 8' 9" (6.50m x 2.66m)

Having up and over door.

Outside Front

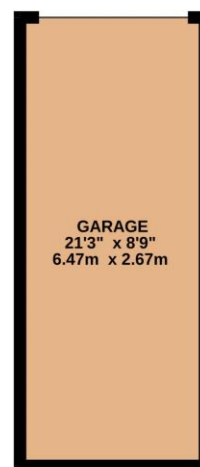
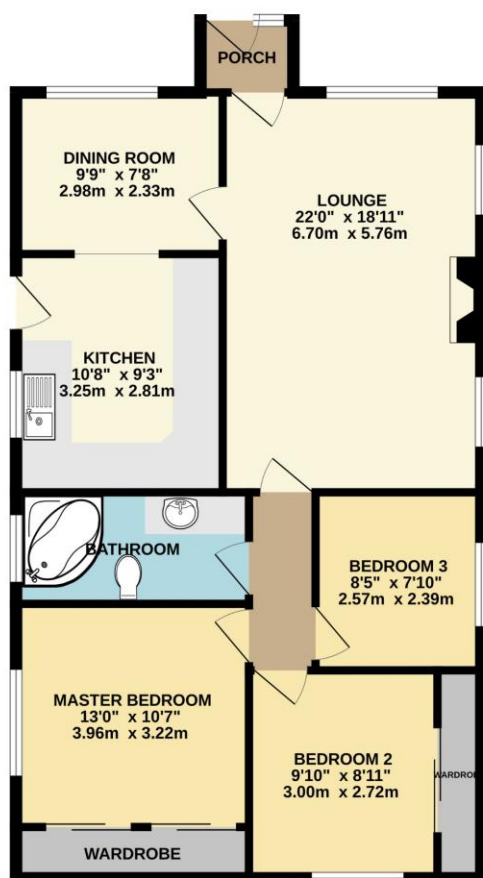
To the front of the property there is ample driveway parking for multiple vehicles, a dwarfed walled perimeter, gated access and a well-presented lawned area.





GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.

GARAGE
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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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