



- Semi-Detached House
- Excellent Potential
- Some Modernisation Required
- 2 Double Bedrooms
- 19'11 Lounge Diner
- Driveway Garden
- Fully Enclosed Rear Garden
- NO CHAIN!

Waddingworth Grove, Ermine East, LN2 2BH,  
£140,000







FANTANSTIC POTENTIAL! Starkey&Brown are pleased to offer for sale this spacious semi-detached property located within the popular Ermine area of Lincoln. The property would benefit from a scheme of modernisation works however is priced accordingly and offers fantastic potential to create a wonderful family home. Accommodation briefly comprises entrance hallway, 19'11 lounge diner, generous size kitchen, first floor landing, 2 double bedrooms and first floor bathroom. Outside the property has driveway parking and a generous sized fully enclosed garden to the rear. NO CHAIN! Council tax band: A. Freehold.





### Entrance Hallway

Having uPVC front entrance door and stairs rising to first floor.

### Lounge Diner

19' 11" x 11' 1" max (6.07m x 3.38m)

Having coal effect gas fireplace with stone surround, dado rail and uPVC door to garden.

### Kitchen Area 1

12' 0" x 7' 3" max (3.65m x 2.21m)

Having wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs and plumbing for washing machine,.

### Kitchen Area 2

Having wall and base units, built-in oven, hob and cooker hood, space for fridge and freezer, uPVC door to front and uPVC door to garden.

### First Floor Landing

Having access to loft.

### Bedroom 1

14' 2" x 9' 1" (4.31m x 2.77m)

Having storage cupboard and dado rail.

### Bedroom 2

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

Having coved ceiling.

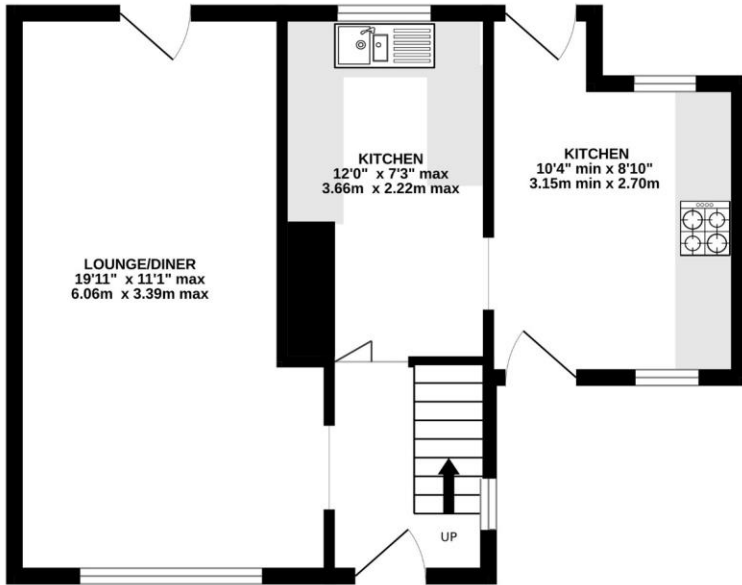
### Outside Front

To the front of the property there is a gravelled garden area with a variety of plants and shrubs and paved driveway.

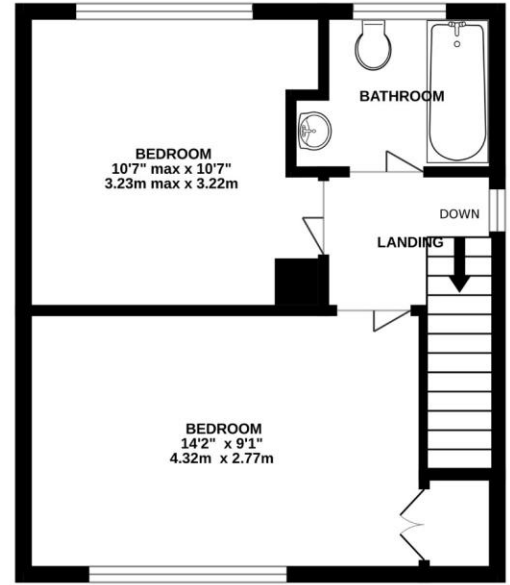
### Outside Rear

To the rear of the property there is a generous sized fully enclosed garden comprising paved patio and lawn with garden shed and cold water tap.





GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.

TOTAL FLOOR AREA : 756 sq.ft. (70.3 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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