



- 2 Bedroom Home
- Lounge & Breakfast Kitchen
- Bathroom
- Ideal First Time Buy
- Investment Opportunity
- Gas Central Heating
- Driveway Parking
- Call Today To View!

Waddingworth Grove, Ermine East, LN2 2BH,  
£160,000





Starkey&Brown is pleased to offer for sale this spacious end of terrace property located in the popular Ermine East area of Lincoln. The property is well presented throughout and offers fantastic potential to create a family home. Accommodation briefly comprises of a porch, entrance hall, lounge, breakfast kitchen, 2 bedrooms and a bathroom. To the front of the property there is spacious driveway parking and a generous sized fully enclosed rear garden. Further benefits of the property includes partially newly fitted windows throughout, gas central heating and an upgraded bathroom. Contact Starkey&Brown to arrange a viewing. Council tax band: A. Freehold.



## Lounge

Having double glazed bay window to front aspect, uPVC double glazed window to rear aspect, a feature electric fireplace and radiator.

## Breakfast Kitchen

13' 3" x 10' 11" (4.04m x 3.32m)

Having uPVC double glazed bay window to side aspect, uPVC double glazed window to rear aspect, uPVC door leading to rear garden. A range of base and eye level units with counter worktop, fitted gas hob with extractor hood over, electric oven, one and a half stainless steel sink and drainer unit.

## Entrance Porch

Having uPVC double glazed window to side and front aspects and a uPVC door leading into the property.

## Bedroom 1

14' 11" x 10' 0" (4.54m x 3.05m)

Having uPVC double glazed window to front and rear aspects and a radiator.

## Bathroom

7' 1" x 5' 8" (2.16m x 1.73m)

Having uPVC double glazed window to rear aspect, bath with shower over, low level WC, wash hand basin, newly tiled walls and a heated towel rail.

## Bedroom 2

11' 1" x 9' 9" (3.38m x 2.97m)

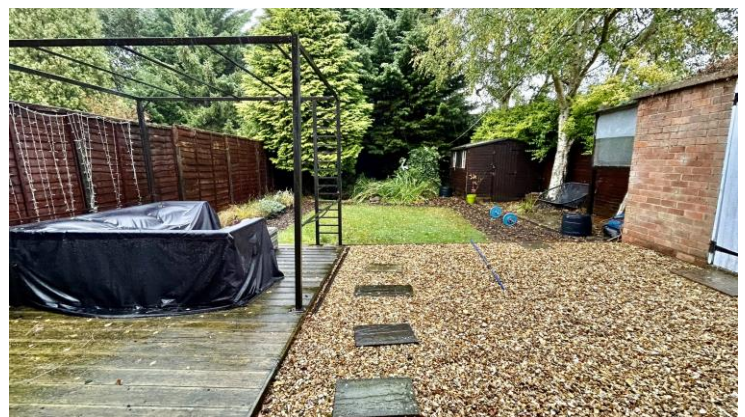
Having uPVC double glazed window to front and side aspects, fitted storage, fitted wardrobe and a radiator.

## Outside Rear

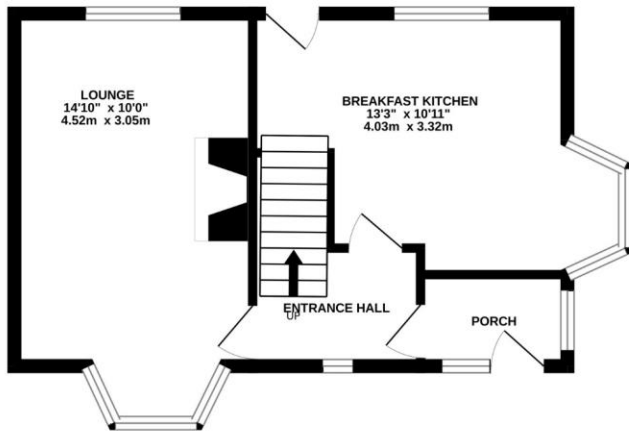
Being mostly laid to lawn, a small pond, patio area, decking area and a pergola.

## Outside Front

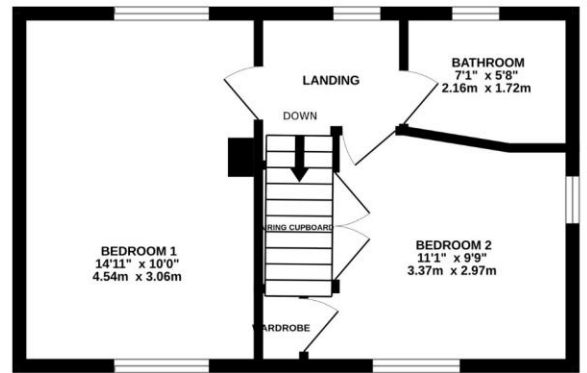
Having gravelled driveway with parking for 3/4 vehicles.



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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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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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