



- Semi-Detached House
- 3 Bedrooms
- Lounge Diner
- 14'8 x 11'2 Conservatory
- First Floor 4 Piece Bathroom
- Generous Sized Rear Garden
- Ample Driveway Parking
- Approved Planning Permission For Rear Extension

Station Road, Waddington, LN5 9QS,  
£245,000





Situated within Station Road, Waddington is this 3 bedroom semi-detached house enjoying a generous plot. Having approved planning permission for a rear extension which lasts for 3 years the property has been well-presented internally. Ground floor accommodation comprises of an entrance porch leading into an entrance hall, a lounge diner with a bay fronted aspect, a 14'8 conservatory with French doors onto the rear garden and a 18 month old Wren fitted kitchen which includes a range of integral appliances. Rising to the first floor there are 3 bedrooms which includes 2 doubles and a single bedroom with built-in wardrobe which all benefit from the use of a 4 piece bathroom suite. To the rear of the property there is an enclosed garden which is larger than average and is mostly laid to lawn with patio seating area. To the front of the property there is ample driveway parking with space for a minimum of 3 vehicles with access to a single garage. The property is conveniently located nearby to the A46, A15 and B1188 making this an ideal location for commuting whilst also having a range of local amenities such as schooling at primary level, doctor surgery and a range of retail offerings at Brant Road shopping complex. For further details contact Starkey&Brown. Council tax band: B. Freehold.



## Entrance Porch

Being of uPVC construction with internal door leading into:

## Entrance Hall

Having radiator and stairs rising to first floor. Access to kitchen and lounge.

## Kitchen (Added 18 months ago From Wren Kitchens)

11' 8" x 11' 7" (3.55m x 3.53m)

Having a range of base and eye level units with marble effect tiled flooring, integrated fridge freezer, washing machine, dishwasher, Zanussi double oven with 5 ring hob and extractor hood, wall mounted gas central heating combination boiler, uPVC double glazed window to rear and side aspects, chrome heated hand towel rail, access to understairs storage cupboard and external door to side aspect.

## Lounge

13' 5" x 11' 1" plus bay (4.09m x 3.38m)

Having uPVC double glazed bay window to front aspect, wood laminate flooring and radiator. Opening into:

## Dining Area

9' 10" x 8' 8" (2.99m x 2.64m)

Having wood laminate flooring, radiator and double doors into:

## Conservatory

14' 8" x 11' 2" (4.47m x 3.40m)

Being of brick base with uPVC surround, French doors leading onto rear garden, radiator and tiled flooring.

## First Floor Landing

Having uPVC double glazed window to side aspect and loft access. Loft partitlat boarded and a pull down ladder. (Please note no light).

## Master Bedroom

13' 5" x 11' 1" (4.09m x 3.38m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 2

12' 0" max x 9' 10" (3.65m x 2.99m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 3

7' 10" x 7' 0" (2.39m x 2.13m)

Having uPVC double glazed window to front aspect, radiator and built-in wardrobe.

## Bathroom

10' 0" x 6' 0" (3.05m x 1.83m)

Having a 4 piece suite comprising of low level WC, pedestal hand wash basin unit, panelled bath, corner shower cubicle, uPVC double glazed obscured window to rear aspect, tiled flooring and surround, extractor unit and a chrome heated hand towel rail.

## Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn, childrens play area, a patio seating area, external water source and side access to the front of the property.

## Outside Front

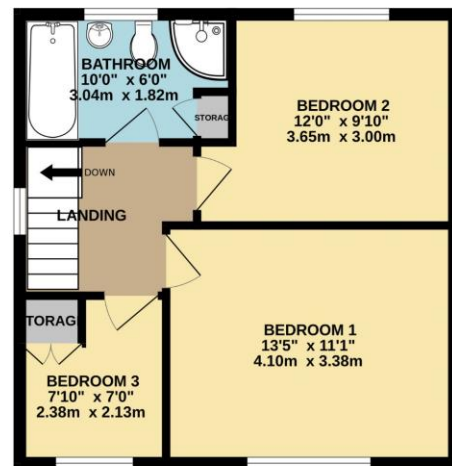
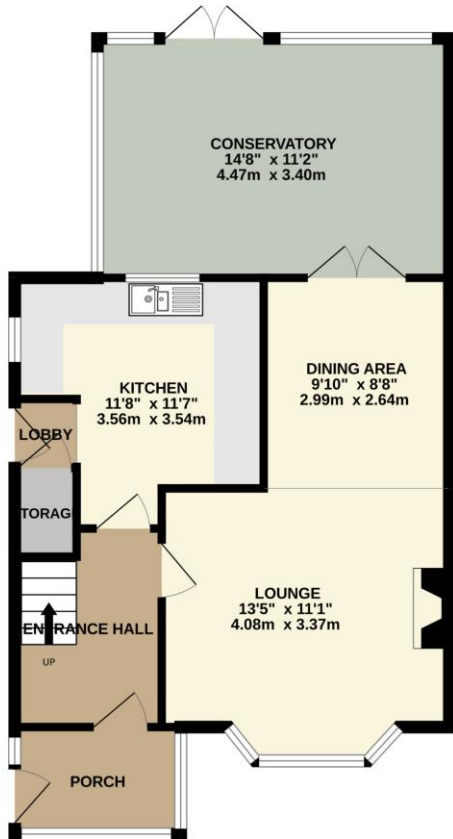
Having ample driveway parking and being mostly laid to gravel.





GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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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