

- Well Presented Semi-Detached Property
- Great First Time Buy
- Ideal Investment
- Newly Laid Driveway
- 2 Bedrooms
- Modern Fixtures & Fittings
- Enclosed Rear Garden
- Call Today To View

Waddingworth Grove, Ermine East, LN2 2BH,
£159,950





Starkey&Brown are pleased to offer for sale this spacious 2 bedroom property located within the popular Ermine East area of Lincoln. The property is well presented throughout with modern fixtures and fittings and offers fantastic potential to create a family home. Accommodation briefly comprises of an entrance porch, hall, lounge, breakfast kitchen, 2 double bedrooms and a well presented bathroom. To the front of the property there is newly laid driveway parking that can hosts multiple vehicles and a generous fully enclosed rear garden. Further benefits of the property includes gas central heating and uPVC double glazed windows throughout. Contact Starkey&Brown to arrange a viewing. Council tax band: A. Freehold.



Lounge

Having uPVC bay window to front aspect, French doors to rear aspect, hardwood flooring, feature 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 and a radiator. A range of base and eye level units, worktops, integral sink, oven and induction hob and extractor.

First Floor Landing

Bedroom 1

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

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

Bedroom 2

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

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

Bathroom

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

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

Outside Rear

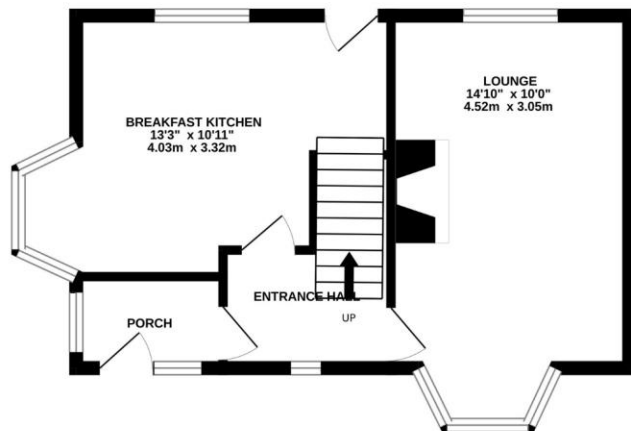
Being mostly laid to lawn with decking area, small patio space and a shed.

Outside Front

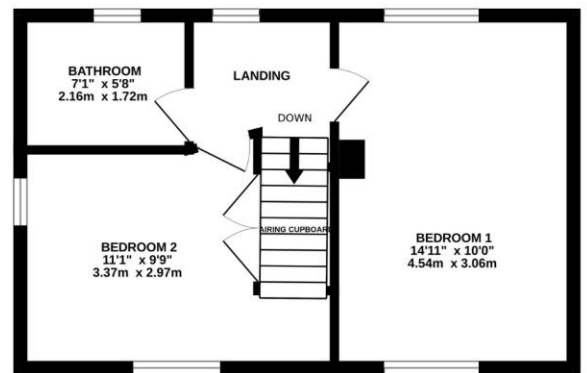
Having a newly laid driveway with parking for multiple vehicles and gate to side access.



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.
Made with Metropix ©2024

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.

Important Information:

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE