



- Impressive Family Home
- 4 Double Bedrooms
- Stunning Lincoln Cathedral Views
- Non Overlooked Rear Garden

- Family Bathroom & En-suite
- Modern Kitchen Diner & Utility Room
- Lounge, Family Room & Study
- Ample Parking & Single Garage

Buttermere Close, Waddington, LN5 9NZ,
£485,000





An impressive family home boasting 4 double bedrooms and enjoying extensive field and Lincoln Cathedral views. Having been built by Beal Homes in 2017 the property comes with approximately 3 years remaining on a NHBC certificate. Purchased off plan and redesigned to include a sizeable family room the house is ideal for a growing family. The ground floor includes 3 reception rooms which features a study for working from home and a separate lounge with french doors overlooking the rear garden. There is a centrepiece kitchen diner with a range of integral appliances, kitchen island and access to a utility room. Upon entering the property you are welcomed by a spacious entrance hall and this extends to the first floor with a generous landing giving access to 4 double bedrooms. The master features a dressing room and a private en suite shower room. The first floor is completed with an airing cupboard and access to a 3 piece family bathroom. Externally the property comes with an enviable plot, positioned at the end of Buttermere Close which totals 5 properties. Having plenty of parking for multiple vehicles, it also has a non overlooked garden to the rear. Backing onto farmers fields the landscape extends all the way to Lincoln cliff including the historic Viking Way and ending with a superb view of Lincoln Cathedral. This provides a backdrop for many upclose Red Arrows displays due to the close proximity to RAF Waddington. The garden itself has a large lawned garden with patio seating area making for a perfect space for entertaining guests and relaxing with the family. Nearby amenities include schooling in Waddington and the Brant Road area whilst also having access to a regular bus service, doctors surgery and retail outlets at North Hykeham and Brant Road shopping complex. RAF Waddington is situated a short 5 minute drive away and there is easy access to the A46 and Lincoln eastern bypass. For further details, please contact Starkey&Brown on 01522 845 845. Council tax band: E. Freehold.



Entrance Hall

Features front door entry to the front aspect, under stairs storage cupboard, stairs rising to the first floor, single radiator and access to the downstairs wc and 3 reception rooms.

Downstairs WC

Features low level wc, tiled flooring, chrome heated hand towel rail, half tiled surround, pedestal wash hand basin and uPVC double glazed obscured window to the side aspect.

Lounge

16' 2" x 11' 8" (4.92m x 3.55m)

Includes French doors leading to the rear garden, two uPVC double glazed windows to the side aspect, coved ceiling and single radiator.

Study

9' 3" x 11' 11" (2.82m x 3.63m)

Includes uPVC double glazed bay window to the front aspect and single radiator.

Family Room

18' 5" x 16' 3" (5.61m x 4.95m)

Includes two uPVC double glazed windows, two radiators and coved ceiling. Altered by the builder off plan in 2017.

Kitchen/Diner

19' 6" x 12' 3" (5.94m x 3.73m)

Includes a range of eye and base level units with counter worktops, sizeable kitchen island with storage, integral appliances such as Neff oven, five ring induction hob with extractor over, dishwasher, full height fridge, low level freezer, integral bin and pan drawers, single radiator, access into utility room, uPVC double glazed window and French doors to the rear aspect.

Utility Room

5' 5" x 5' 5" (1.65m x 1.65m)

Includes a range of eye level storage units and singular base level unit with counter worktops, space/plumbing for laundry appliances, wall mounted Logic condensing boiler, uPVC external door to the side aspect leading to the rear garden, radiator and extractor fan.

First Floor Landing

Includes coved ceiling, loft access, airing cupboard with hot water tank, access to bedrooms and bathroom.

Master Bedroom

11' 11" x 15' 11" (3.63m x 4.85m)

Includes two uPVC double glazed windows to the front aspect with plantation shutter blinds, two radiators and dressing room which includes single radiator, uPVC double glazed window to the front aspect and built in clothes rails.

En-suite

9' 8" x 6' 2" (2.94m x 1.88m)

Includes large shower cubicle, single radiator, low level WC, pedestal hand wash basin unit, uPVC double glazed window to the rear aspect with plantation shutter blinds, half tiled surround, tiled flooring, heated chrome towel rail and extractor unit.

Bedroom 2

13' 2" x 8' 11" (4.01m x 2.72m)

Includes uPVC double glazed window to the side aspect, single radiator and coved ceiling.

Bedroom 3

9' 0" x 11' 9" (2.74m x 3.58m)

Includes uPVC double glazed window to the rear aspect and single radiator.

Bedroom 4

10' 0" x 8' 11" (3.05m x 2.72m)

Includes uPVC double glazed window to the side aspect and single radiator.

Family Bathroom

6' 5" x 9' 8" (1.95m x 2.94m)

Includes tiled flooring, tiled surround, pedestal hand wash basin unit, panelled bath with shower over, low level WC, chrome heated towel rail, extractor fan and uPVC double glazed obscured window to the rear aspect with plantation shutter blinds.

Outside Rear

Includes an enclosed garden with fenced perimeters, having a non overlooked position with field views overlooking Lincolnshire cliff villages and the skyline over to Lincoln Cathedral. The vendors enjoy numerous red arrow displays from the nearby RAF Waddington base. The garden is mostly laid to lawn with a patio seating area, external water source and side access to the front of the property.

Outside Front

The front of the property comes with a block paved driveway with parking for multiple vehicles and access to a single garage.

Garage

16' 4" x 9' 2" (4.97m x 2.79m)

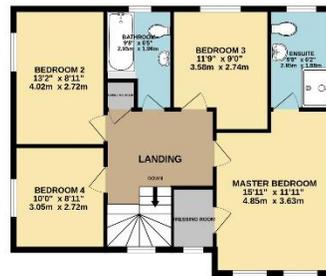
Includes manual up and over door to the front aspect, personnel door to the rear, power and lighting.





GROUND FLOOR
1095 sq.ft. (101.7 sq.m.) approx.

1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 1843 sq.ft. (171.3 sq.m.) approx.

Whilst every effort 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 is given as to their operability or efficiency can be given.
Date: 20th February 2024

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