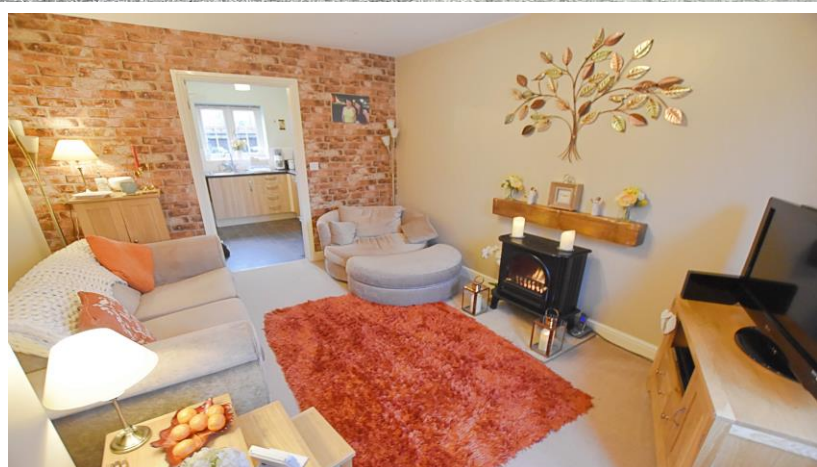
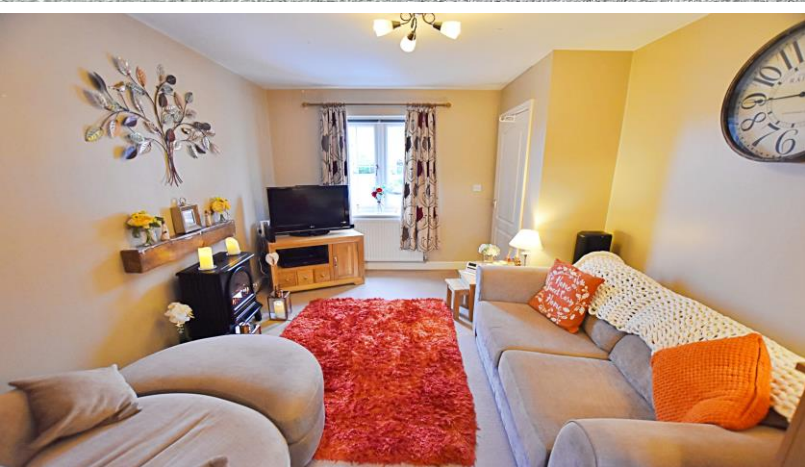




- End Terrace House
- 2 Bedrooms
- Kitchen Diner
- 13'0" x 10'0" Lounge

- First Floor Bathroom
- Ground Floor WC
- Parking & Rear Garden
- Close To Amenities

Coach Mews, Waddington, LN5 9FQ,
£175,000



Located in the village of Waddington is this 2 bedroom end terrace house. Built in 2011 the property is well presented throughout and makes for an ideal first time buy or investment. The property includes entrance hall, lounge and kitchen diner with access to a downstairs WC. Rising to the first floor are 2 bedrooms and a 3 piece family bathroom suite. To the rear of the property there is a low maintenance garden. To the front of the property there is allocated parking for 1 vehicle. The property also comes with a service charge estimated approximately £19 pcm. For further details and viewing requests contact Starkey&Brown. Council tax band: A. Freehold.

Entrance Hall

Having front door to front aspect, radiator, stairs rising to first floor and access to:

Lounge

13' 0" x 10' 0" (3.96m x 3.05m)

Having uPVC double glazed window to front aspect, radiator and access into:

Kitchen Diner

9' 1" x 13' 1" (2.77m x 3.98m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, integral fridge freezer, oven, 4 ring gas hob with extractor hood over, Gloworm wall mounted gas central heating combination boiler (fitted 3 years ago), vinyl flooring, radiator, uPVC double glazed window to rear aspect and French doors to rear aspect. Access to:

Downstairs WC

3' 7" x 2' 9" (1.09m x 0.84m)

Having low level WC, hand wash basin unit, extractor unit and radiator.

First Floor Landing

Having loft access. Access to bedrooms and bathroom.

Master Bedroom

10' 10" x 13' 1" (3.30m x 3.98m)

Having 2 uPVC double glazed windows to front aspect and radiator.

Bedroom 2

11' 3" x 6' 7" (3.43m x 2.01m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

6' 1" x 6' 0" (1.85m x 1.83m)

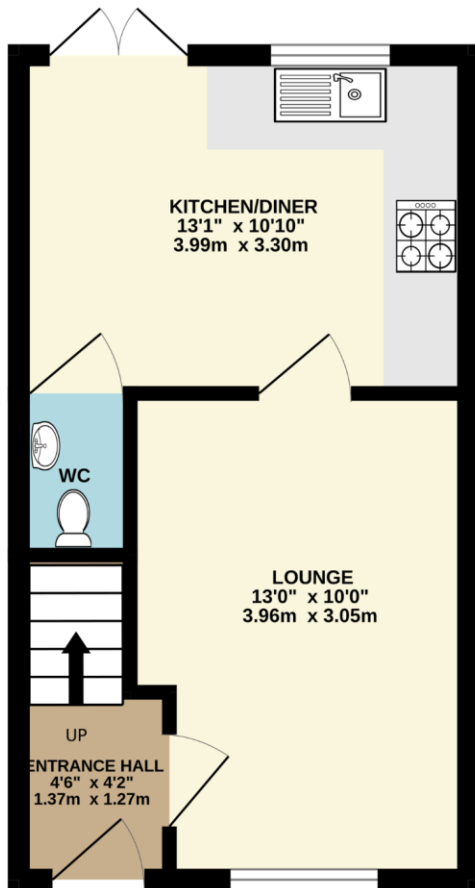
Having a 3 piece suite comprising panelled bath with shower head over, tiled flooring, low level WC, pedestal wash hand basin unit, extractor unit and uPVC double glazed obscured window to rear aspect.

Outside Rear

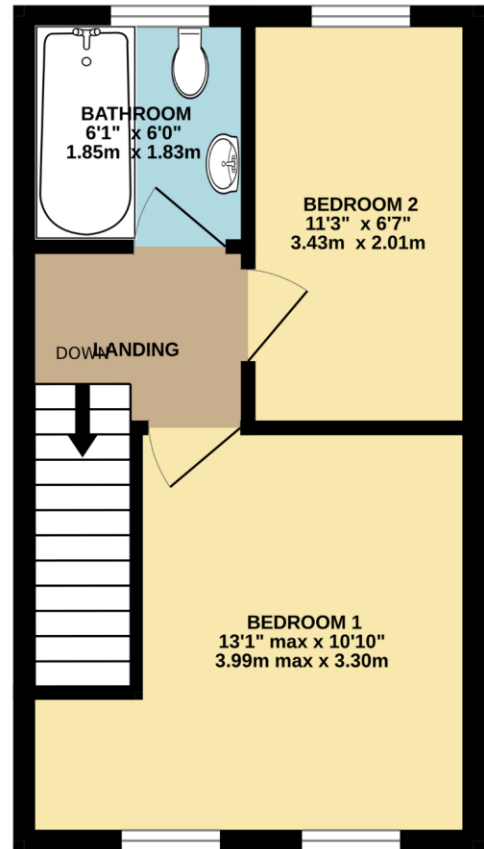
Having an enclosed garden with fenced perimeters, being mostly laid to lawn with gated access to pathway. Allocated parking for 1 vehicle.



GROUND FLOOR



1ST FLOOR



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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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.

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