

- Modern Detached Bungalow
- Very Well-Presented Throughout
- Popular Village Location
- 3 Bedrooms, Master En-Suite
- Impressive 28'0" Open Plan Living Area
- Garden Room With French Doors
- Driveway & Garage
- NO CHAIN!

Grantham Road, Waddington, LN5 9NT,
£285,000





Starkey&Brown is pleased to offer for sale this very-well presented modern detached bungalow located within the ever popular and well served village of Waddington. Accommodation briefly comprises spacious entrance hallway with large storage/airing cupboard, impressive 28'1" open plan living, dining and kitchen area with sliding patio doors leading into garden room, 3 well proportioned bedrooms, en-suite shower room to master bedroom and separate bathroom with 4 piece bathroom suite. Outside the property benefits from a tarmac driveway with space for at least 2 vehicles, brick built single garage and enclosed to the rear. Call today to view. Council tax band: C. Freehold.



Entrance Hallway

Having part glazed composite front entrance door, large airing cupboard/storage cupboard housing central heating boiler, radiator and access to loft.

Open Plan Living Area

28' 1" excluding bay x 13' 1" (8.55m x 3.98m)

Kitchen Area

Having a range of matching wall and base units, larder unit, one and half bowl single drainer sink unit with mixer taps over, built-in induction hob with cooker hood over, eye level oven with additional microwave oven above, integral dishwasher, plumbing for washing machine, bay window to front aspect, ceramic tiled floor, radiator and LED downlights.

Lounge Area

Having electric log burner style fireplace (chimney suitable for log burner if preferred) with natural stone hearth, radiator and sliding patio door leading into garden room.

Garden Room

9' 10" x 9' 0" (2.99m x 2.74m)

Having vaulted and insulated roof, electric wall heater and French doors leading onto garden.

Master Bedroom

14' 6" x 12' 6" (4.42m x 3.81m)

Having fitted wardrobes with matching chest of drawers and radiator.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed rainfall shower, additional handheld shower and folding glass shower door, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail, LED downlights and extractor.

Bedroom 2

14' 0" x 9' 7" (4.26m x 2.92m)

Having radiator.

Bedroom 3

9' 7" x 8' 0" (2.92m x 2.44m)

Having radiator.

Bathroom

Having spacious 4 piece suite comprising tiled shower cubicle with mains fed rainfall shower, additional handheld shower and folding glass shower door, panelled bath, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail, part tiled walls, LED downlights and extractor.

Outside Front

To the front of the property is a lawned garden area with outside lighting, tarmac driveway with space for at least 2 vehicles extending to side and garage and cold water tap. Gates at both sides leading to rear garden.

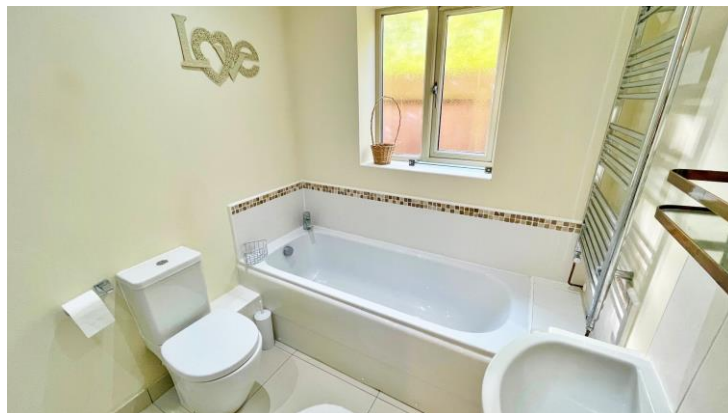
Garage

18' 1" x 9' 7" (5.51m x 2.92m)

Having up and over door, power, light and pitched roof providing storage space.

Outside Rear

To the rear of the property there is a fully enclosed lawned garden with paved patio area, outside lighting and outside power point.



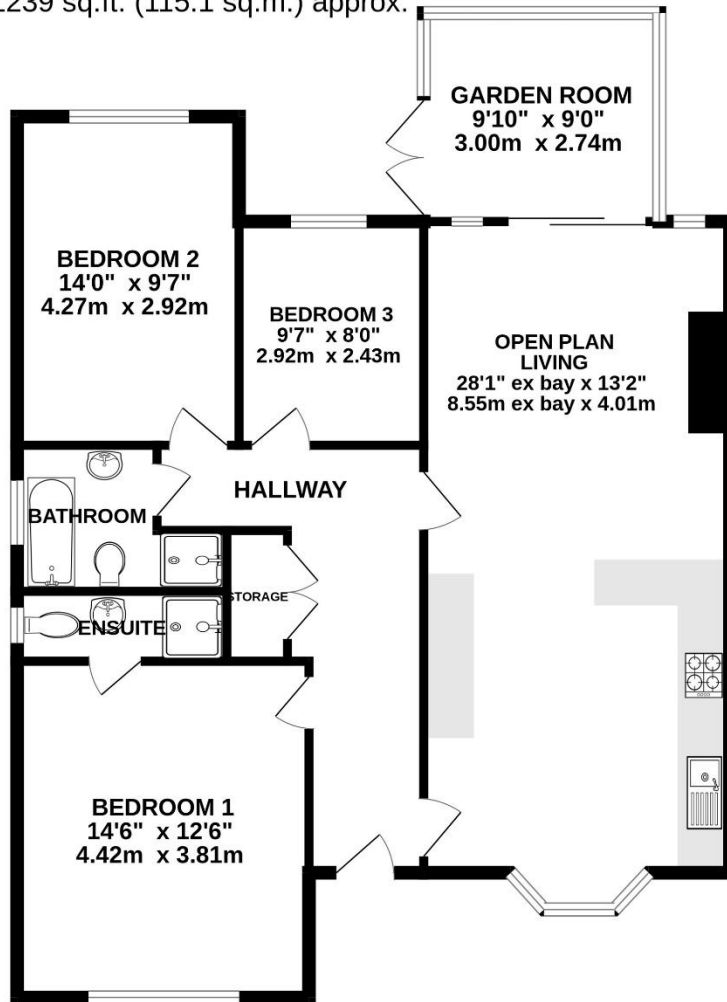
TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

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 ©2025

GARAGE
18'1" x 9'7"
5.51m x 2.91m

GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



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