

- Detached House
- 3 Bedrooms
- Lounge & Dining Room
- Conservatory & Kitchen
- First Floor Bathroom
- Master Bedroom With En-Suite
- Rear Garden
- Driveway & Garage Parking

Adelaide Close, Waddington, LN5 9XN,
£249,000





Starkey&Brown is pleased to offer for sale this detached house located in a pleasant cul-de-sac position in lower Waddington. Accommodation briefly comprises entrance lobby, 14'6" lounge, separate dining room with sliding patio door leading into uPVC conservatory, 12'0" modern kitchen, first floor landing, 3 good sized bedrooms, en-suite shower room to master bedroom and a separate family bathroom. Outside the property benefits from driveway with space for several vehicles which gives access to an integral single garage and established garden to the rear. Council tax band: C. Freehold.



Entrance Lobby

Having front entrance door. Door into:

Lounge

14' 6" x 10' 8" (4.42m x 3.25m)

Having wall mounted electric fireplace, radiator and stairs rising to first floor. Archway into:

Dining Room

10' 8" x 8' 6" (3.25m x 2.59m)

Having radiator and sliding patio door leading into:

Conservatory

11' 10" x 8' 8" (3.60m x 2.64m)

Being of uPVC construction with brick built base, ceramic tiled floor, fitted window blinds, ceiling fan and French door onto garden.

Kitchen

12' 0" x 8' 10" (3.65m x 2.69m)

Having a range of matching wall and base units, larder unit, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, electric cooker point, space for full height fridge freezer, space for additional fridge or freezer, plumbing for washing machine, plumbing for dishwasher and ceramic tiled floor. Door leading into garden.

First Floor Landing

Having airing cupboard housing hot water cylinder and access to loft with loft ladder.

Master Bedroom

14' 10" x 10' 10" max (4.52m x 3.30m)

Having radiator.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower, wash hand basin, low level WC, wood effect vinyl flooring and part tiled walls.

Bedroom 2

12' 7" x 8' 4" (3.83m x 2.54m)

Having radiator.

Bedroom 3

8' 6" x 7' 0" (2.59m x 2.13m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with handheld shower attachment over, pedestal wash basin, low level WC, vinyl flooring, radiator and part tiled walls.

Outside Front

To the front of the property there is a gravelled driveway with space for several vehicles, outside lighting and gate at side leading to rear garden.

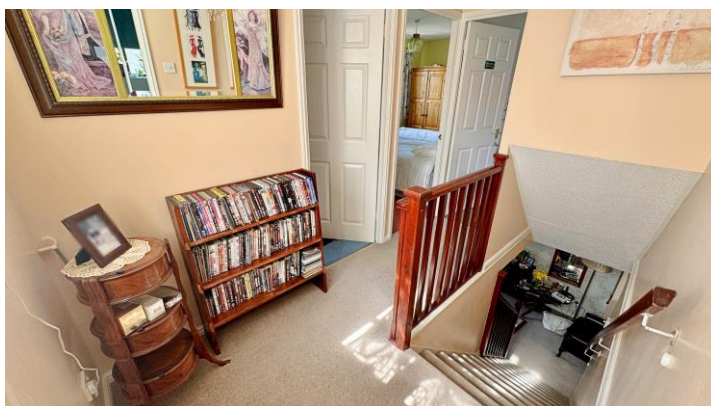
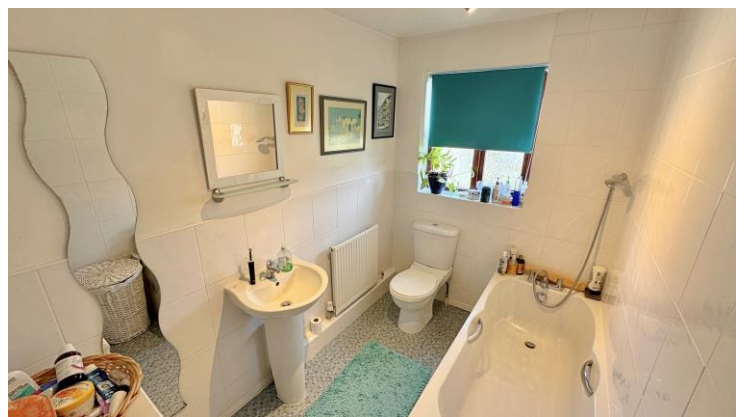
Garage

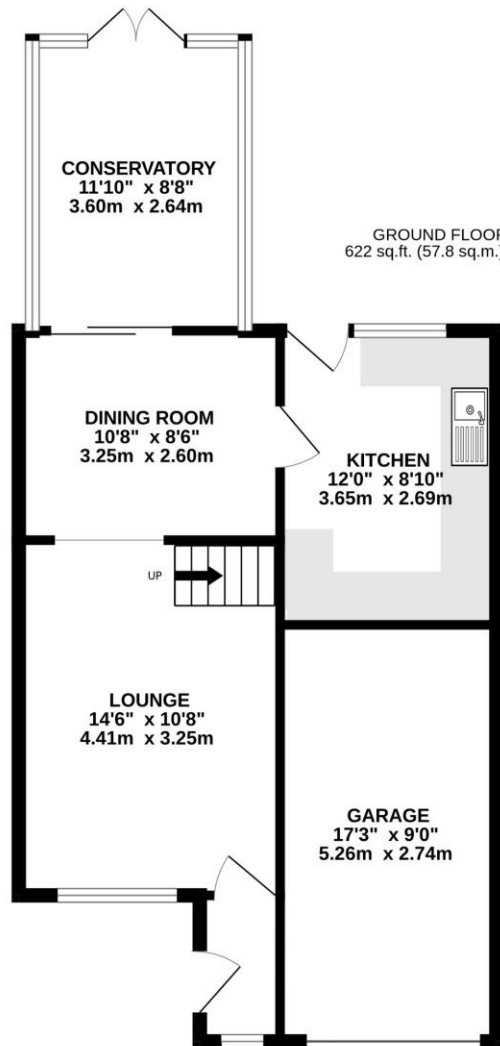
17' 3" x 9' 0" (5.25m x 2.74m)

Having up and over door, power and light. Worcester Bosch central heating boiler (installed approximately 2020 and serviced annually with a 10 year guarantee).

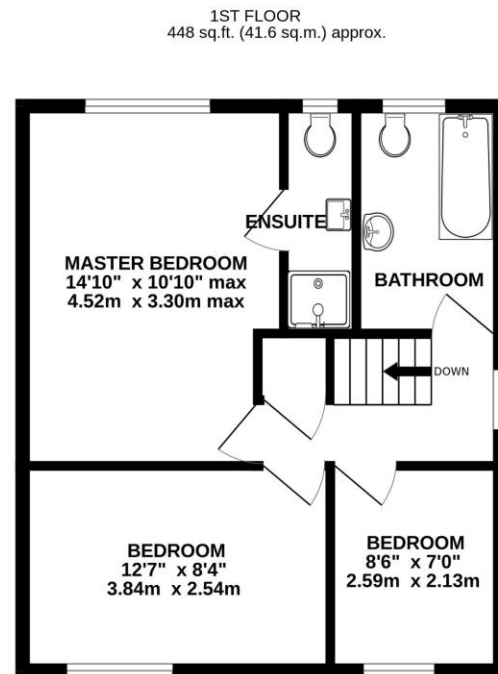
Outside Rear

To the rear of the property is a generous sized garden being mainly laid to lawn with a wide variety of flowers, plants, shrubs and trees, patio area, garden shed, cold water tap and outside lighting.





TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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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



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