



- Modern 3 Bedroom House
- Built In 2020 By Taylor Wimpey
- Kitchen Diner
- Lounge & Ground Floor WC
- Master Bedroom With En-Suite
- Dual Aspect Rooms
- Landscaped Rear Garden
- Parking Space For 3 Vehicles & EV Charging Point

Fleetwood Road, Waddington, LN5 9ZE,  
Offers Over £230,000







This immaculate 3 bedroom property was built by the highly regarded Taylor Wimpey in 2020. Enjoying immaculate interiors throughout, the property boasts stylish accommodation over two floors. Upon entering the property you are greeted by a generous entrance hall with ground floor wc, a modern kitchen diner with integrated appliances and a lounge which overlooks the rear garden. Rising to the first floor, are 3 bedrooms and a family bathroom. Importantly, the master bedroom comes with a superb en suite shower room. Externally the home has a rear garden with patio seating area and timber built garden shed. Parking for a maximum of 3 cars and access to an EV charger point. Situated nearby to a wealth of amenities at both Waddington and Bracebridge Heath, Fleetwood Road is an ideal first time buy or house for a growing family. Council tax band: B. Freehold.



## Entrance Hall

Having composite front door entry, stairs rising to first floor and storage cupboard.

## Downstairs WC

6' 2" x 3' 5" (1.88m x 1.04m)

Having low level WC, pedestal hand wash basin unit and chrome heated hand rail.

## Lounge

16' 8" x 9' 10" (5.08m x 2.99m)

Having French doors to side aspect leading onto rear garden, 2 radiators, wood effect flooring and uPVC double glazed window to front aspect.

## Kitchen

16' 5" x 9' 8" (5.00m x 2.94m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, integral oven with 4 ring hob and extractor hood over, integral dishwasher, space and plumbing for further appliances, sink and drainer unit, 2 uPVC double glazed windows to side aspect, 1 uPVC double glazed window to front aspect and wood effect flooring.

## First Floor Landing

Having radiator, loft access (with loft being insulated and partially boarded).

## Master Bedroom

12' 6" x 10' 0" (3.81m x 3.05m)

Having uPVC double glazed window to front and side aspect and radiator.

## En-Suite

9' 1" x 3' 10" (2.77m x 1.17m)

Having shower cubicle, hand wash basin unit, low level WC, shower cubicle, tiled surround, tiled flooring and extractor unit.

## Bedroom 2

9' 7" x 9' 5" (2.92m x 2.87m)

Having uPVC double glazed window to front and side aspects and radiator.

## Bedroom 3

9' 5" x 6' 10" (2.87m x 2.08m)

Having uPVC double glazed window to side aspect and radiator.

## Bathroom

7' 0" x 5' 5" (2.13m x 1.65m)

Having uPVC double glazed obscured window to front aspect, panelled bath with pedestal hand wash basin unit, low level WC, panelled bath with showerhead over, extractor unit, chrome heated hand towel rail and tiled flooring.

## Outside Rear

Having enclosed fenced perimeters, gravelled area, patio seating area, mostly laid to lawn, timber built garden shed and outside water source.

## Outside Front

To the front of the property there is a hardcore area with parking for 2 vehicles. A gravelled area which could be altered to provide provisions for third vehicle. Access to EV charge point and wrought iron gate.

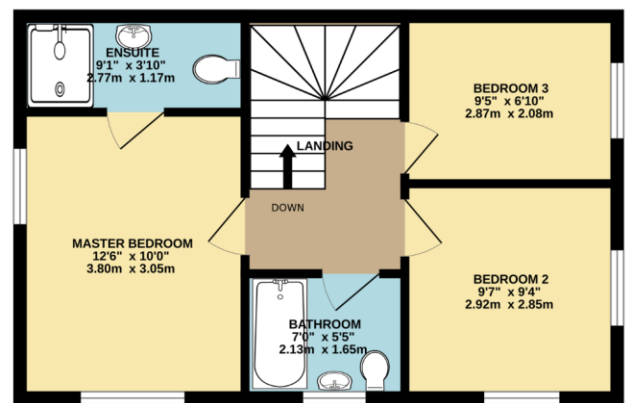
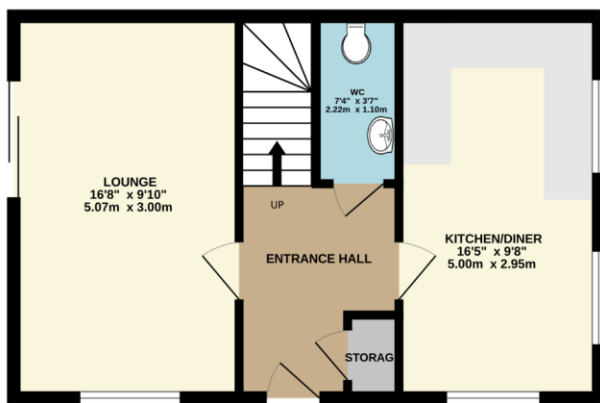






GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

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