



- Charming 1930's Detached Property
- 4 Bedrooms & 2 Bathrooms
- Unique Architectural Features
- Stunning Lincoln Cliff Views
- Wrap Around Garden
- Double Garage & Gated Access
- Popular Village Of Waddington
- NO ONWARD CHAIN

Buena Vista, Church Lane, Waddington, LN5 9RP,
£475,000



Buena Vista enjoys stunning panoramic views over the Lincolnshire countryside, stretching all the way from the River Witham and towards the Trent Valley.

Being built in the 1930s and maintaining some unique architectural features the home has been in the current family since 1976. Having been maintained and upgraded in the past 5 years the property now offers substantial living space over two floors and comes with gardens to the front and rear.

The ground floor comprises a lounge diner measuring 29'9" with twin bay windows providing beautiful views over the gardens and further surroundings. There is a modern kitchen upgraded in 2021, whilst there is also a utility space, downstairs WC, pantry and study.

Rising to the first floor are 4 generous sized bedrooms. Bedroom 1 & 2 feature bay windows with impressive views, whilst Bedroom 2 has an amazing viewing terrace ideal for enjoying the substantial views throughout the seasons.

Furthermore, the property has 2 bathrooms with the provision of a 4 piece family bathroom and a private en suite shower room fitted in 2021 to Bedroom 1.

Being located nearby to a range of local amenities such as Budgens Supermarket, Post Office and schooling the village of Waddington is well serviced. Further afield, the cathedral City of Lincoln is a short 15 minute drive away with a regular service to and from the city centre.

For further details and viewing arrangement please contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Porch

Having double doors uPVC entry, into original wood panel stained glass window front door entrance. Leading into:

Entrance Hall

13' 10" x 8' 0" (4.21m x 2.44m)

Having stairs rising to first floor, understairs storage cupboard and a radiator. Access into:

Downstairs WC

Having low level WC, pedestal hand wash basin unit, and 2 uPVC double glazed obscured windows. Worcester Bosch boiler. Further space and plumbing for appliances.

Study

8' 9" x 8' 9" (2.66m x 2.66m)

Having wood effect laminate flooring, radiator and 2 uPVC double glazed windows.

Lounge

29' 9" x 12' 11" (9.06m x 3.93m)

Having 2 feature bay window, additional 2 vertical double glazed windows and 2 radiators. Access to:

Kitchen

10' 8" x 8' 0" (3.25m x 2.44m)

Having a range of base and eye level units with traditional wooden units, 4 ring Beko oven with splash backs, Cook & Lewis double oven, sink and drainer unit, space and plumbing for further appliances. Leading to:

Utility Area

Having space and plumbing and counter worktop for laundry appliances.

Sun Room

12' 3" x 3' 9" (3.73m x 1.14m)

Having uPVC surround, laid to carpet, power points and access onto the front garden.

Conservatory

11' 10" x 11' 0" (3.60m x 3.35m)

Being of brick base with uPVC surround, power points and patio door entry onto the rear garden.

First Floor Landing

Having radiator, storage cupboard housing hot water cylinder and loft access.

Master Bedroom

13' 10" x 12' 0" (4.21m x 3.65m)

Having uPVC double glazed window to side aspect, radiator and access viewing terrace.

Viewing Terrace

13' 10" x 3' 9" (4.21m x 1.14m)

Having wood framed windows, single pane and views over Witham Valley towards Newark and Trent basin on top of Lincoln Cliff.

Bedroom 2

13' 10" x 8' 5" (4.21m x 2.56m)

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

En-Suite

4' 3" x 9' 3" (1.29m x 2.82m)

Having uPVC double glazed obscured window to side aspect, radiator, shower cubicle with electric shower, vanity hand wash basin unit and low level WC.

Bedroom 4

7' 11" x 10' 9" (2.41m x 3.27m)

Having uPVC double glazed window to side aspect and radiator.

Bedroom 4

18' 4" x 7' 3" (5.58m x 2.21m)

Having uPVC double glazed window to rear aspect, radiator and a partial area with restricted head height.

Bathroom

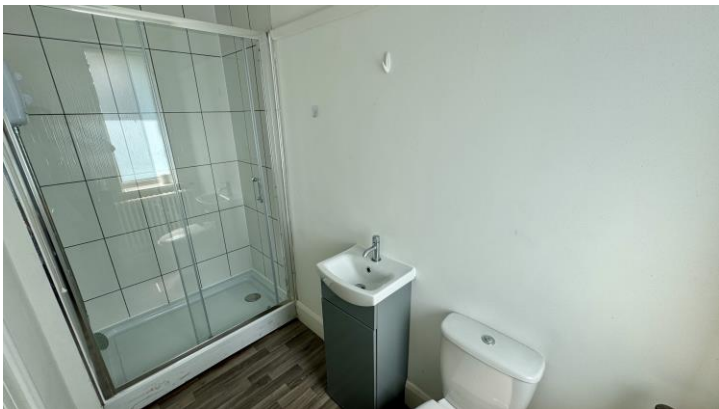
7' 9" x 7' 0" (2.36m x 2.13m)

Having a 4 piece suite comprising of a corner bath, corner shower cubicle, low level WC, pedestal hand wash basin unit, tiled surround and wall mounted chrome heated hand towel rail and a uPVC double glazed obscured window to rear aspect.

Outside

Having mature gardens that wrap around the perimeter of the property and being enclosed with fencing and mature hedging. Being mostly laid to lawn with a selection of flowerbeds and pathways throughout the plot as well as giving access to a parking area, double garage and oil tank.







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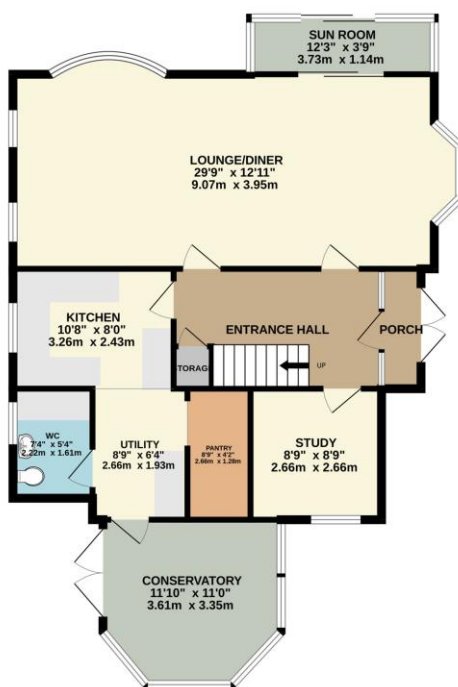


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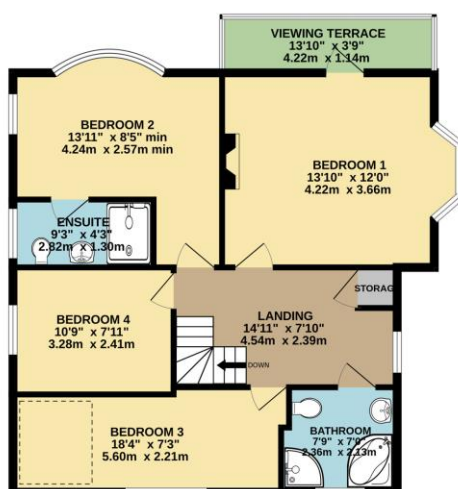


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GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 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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