



- Detached Bungalow
- 3 Bedrooms
- Immaculately Presented Throughout
- Newly Fitted WREN Kitchen

- Stunning Gardens
- Driveway Parking
- Single Garage
- Quiet Location With Nearby Amenities

Pottergate Close, Waddington, LN5 9LY,  
£265,000







Located in the cliff village of Waddington is this 3 bedroom detached bungalow which has been immaculately presented throughout. Having been upgrade in the past two years, the home offers superb living with an abundance of light and colourful rooms. There is a spacious hallway which provides a warm welcome and leads onto a lounge diner with three windows fitted with plantation shutters. The kitchen has been upgraded with a Wren kitchen and features a full range of integrated appliances. There are 3 generous sized bedrooms with the second bedroom having patio doors leading onto the rear garden and to complete the bungalow is a 3 piece shower room. Outside the home offers a beautiful rear garden which has a well designed flower arrangement, garden shed and gazebo. The plot also features a driveway and access to a single garage. Waddington village provides a wealth of amenities such as Budgens supermarket, post office, public house and a nearby bus stop provides regular access into Lincoln city centre. Council tax band: C.





### Hallway

Having uPVC front door, radiator, loft access, airing cupboard with hot water cylinder.

### Dining Room

8' 6" x 6' 10" (2.59m x 2.08m)

Having uPVC double glazed window with plantation shutters to side aspect, radiator and coved ceiling. Opening into:

### Lounge

16' 10" x 11' 9" (5.13m x 3.58m)

Having 2 uPVC double glazed windows with plantation shutters, 2 radiators and coved ceiling.

### Kitchen

11' 10" x 7' 11" (3.60m x 2.41m)

Having a newly fitted WREN kitchen with handleless eye and base level units, integral appliances such as fan assisted oven, 4 ring hob with extractor hood over, integral dishwasher and fridge freezer, sink and drainer unit, uPVC double glazed door and window to side aspect.

### Bedroom 1

12' 10" x 10' 0" (3.91m x 3.05m)

Having uPVC double glazed window to rear aspect, radiator and coved ceiling.

### Bedroom 2

11' 1" x 9' 0" (3.38m x 2.74m)

Having uPVC patio doors to rear aspect leading onto rear garden, radiator, feature wood panelling and coved ceiling.

### Bedroom 3

9' 10" x 6' 7" (2.99m x 2.01m)

Having uPVC double glazed window to front aspect, coved ceiling and radiator.

### Shower Room

Having shower cubicle, low level WC, pedestal hand wash basin unit, uPVC double glazed obscured window to side aspect, tiled floor, radiator, coved ceiling and extractor unit.

### Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to patio with a selection of temporary flowerbed and planters. Timber built garden shed, external power and water source. Side access to garage and driveway.

### Outside Front

Having driveway parking for multiple vehicles with gated access leading to garage. Lawned and hedged perimeter.

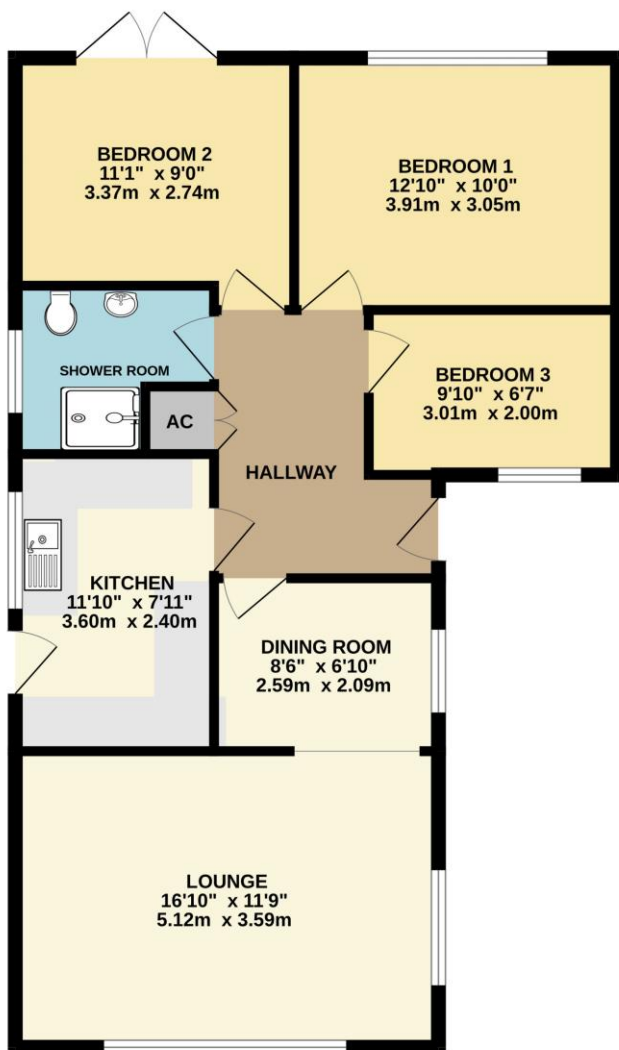
### Garage

Having manual up and over door and uPVC double glazed window to side aspect.





GROUND FLOOR  
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.2 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.  
Made with Metropix ©2025

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](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE