



- Detached Bungalow
- Popular Village Location
- 3 Well Proportioned Bedrooms
- 16'10" Lounge

- Driveway For Several Vehicles
- Garage
- Low Maintenance Gardens
- Call Today To View!

Pottergate Close, Waddington, LN5 9LY,
£250,000





Starkey&Brown are pleased to offer for sale this spacious detached bungalow located within the ever popular village of Waddington. Accommodation benefits from gas central heating and uPVC double glazing and briefly comprises spacious entrance hallway, 16'10" lounge, separate dining room, 11'10" kitchen, 3 very well proportioned bedrooms and shower room. Outside the property has double width driveway with space for several vehicles, detached brick built garage and fully enclosed low maintenance garden to the rear. The property is being offered for sale with NO CHAIN. Call today to arrange a viewing! Council tax band: B. Freehold.



Entrance Hallway

Having part glazed uPVC entrance door, radiator, coved ceiling, access to loft and airing cupboard housing hot water cylinder.

Lounge

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

Having electric fireplace with brick built surround, 2 radiators, coved ceiling and archway into:

Dining Area

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

Having radiator and coved ceiling.

Kitchen

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

Having a range of matching wall and base units, display shelving, glass display cabinets, plate rack, single drainer stainless steel sink unit with tiled splash backs, gas cooker, space for a range of appliances, tiled effect vinyl flooring, radiator, coved ceiling, concealed central heating boiler (serviced annually) and uPVC door to side.

Bedroom 1

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

Having radiator and coved ceiling.

Bedroom 2

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

Having radiator, coved ceiling and French doors leading onto rear garden.

Bedroom 3

9' 10" x 6' 2" (2.99m x 1.88m)

Having radiator and coved ceiling.

Shower Room

Having 3 piece suite comprising shower cubicle with electric shower appliance, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator and coved ceiling.

Outside Front

To the front of the property there is a lawned garden with a variety of plants and shrubs, outside lighting, double width driveway with parking space for several vehicles, extending to side and leading to garage. Gate at side leading to rear garden.

Garage

Having up and over door, power and light.

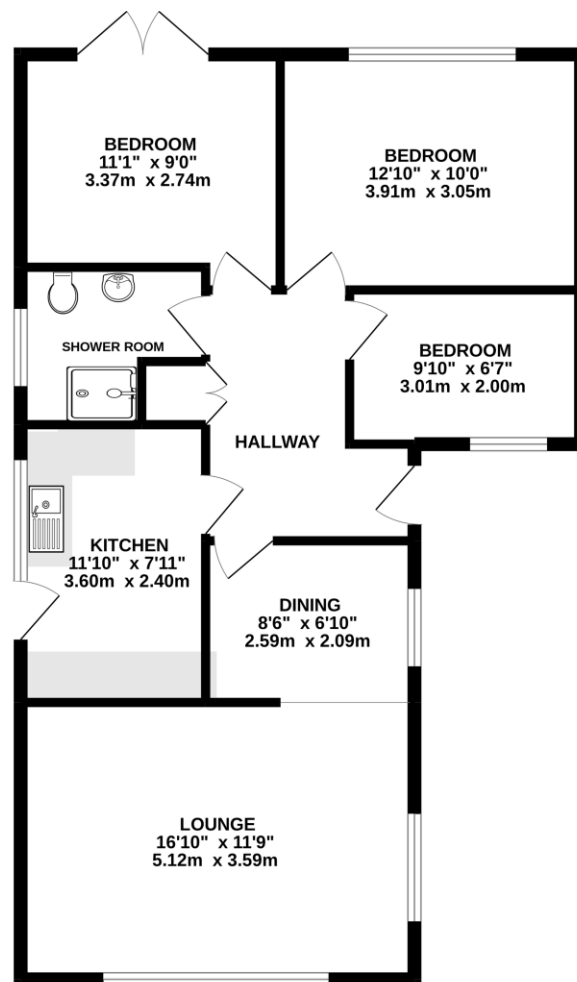
Outside Rear

To the rear of the property there is a fully enclosed low maintenance garden being mainly paved patio with a variety of flowers, plants and shrubs, cold water tap, outside lighting and garden shed.





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.
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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.

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