



- Detached Bungalow
- Contemporary Kitchen
- Parking & Single Garage
- Sought After Location

- Two Double Bedrooms
- Countryside Views
- Double Bayt Windows
- Call Today To View!

Brant Road, Waddington, LN5 9AN
£215,000





DELIGHTFUL BAY-FRONTED BUNGALOW WITH COUNTRYSIDE VIEWS! Starkey&Brown are delighted to offer for sale this attractive and well-presented two double bedroom detached bungalow, pleasantly situated along the sought-after Brant Road in Waddington. Enjoying open countryside views to the rear and convenient access to local amenities, this superb home offers spacious and light-filled accommodation throughout. Internally, the property briefly comprises an entrance hallway, a generous bay-fronted lounge providing a bright and welcoming living space, a well-appointed fitted kitchen, and a family bathroom. There are two comfortable double bedrooms, including a bay-fronted master bedroom. Externally, the property stands on a well-maintained plot with gardens to both front and rear, offering plenty of scope for outdoor seating or planting. A single garage and driveway provide ample off-street parking, while the rear garden takes full advantage of the open aspect and countryside views, creating a tranquil setting to relax and enjoy. Located within the ever-popular village of Waddington, the property benefits from a wide range of nearby amenities including local shops, cafes, takeaways, pharmacy, and regular bus services into Lincoln city centre. Excellent road connections provide easy access to surrounding villages and the wider area. This property presents an ideal opportunity for those seeking a well-proportioned home in a peaceful yet convenient location, and early viewing is strongly recommended to fully appreciate all that it has to offer. Council Tax Band: B Tenure: Freehold.



Entrance Hall

UPVC composite door to front aspect, Coved ceiling, Radiator, Loft Access. Access into:

Lounge

13' 5" x 12' 3" (4.09m x 3.73m)

UPVC double glazed bay window to front aspect, Coved ceiling, Radiator, Laminate flooring, Gas feature fireplace.

Kitchen

11' 4" x 10' 7" (3.45m x 3.22m)

Newly fitted kitchen. UPVC double glazed window to rear aspect, Coved ceiling, UPVC composite door to the rear, Range of base and wall units with countertops, Brand new electric oven with 4 ring electric hob, Plumbing for washing machine, Composite granite sink with pull down mixer tap and drainer. Space for fridge freezer, Tiled splash back, Vinyl flooring, Pantry cupboard.

Bedroom 1

13' 5" x 12' 6" (4.09m x 3.81m)

UPVC double glazed bay window to front aspect, Coved ceiling, Carpet flooring, Radiator.

Bedroom 2

10' 9" x 10' 7" (3.27m x 3.22m)

UPVC french doors to rear aspect leading to the garden, Coved ceiling, Laminate flooring, Radiator.

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

UPVC frosted window to rear, Tiled walls, Vinyl flooring, Low level WC, Wash hand basin, Panelled bath with over head electric shower, Chrome heated hand towel rail.

Rear Garden

Enclosed garden with fencing, Mostly laid to lawn, Glass greenhouse, Patio area and rear access into garage.

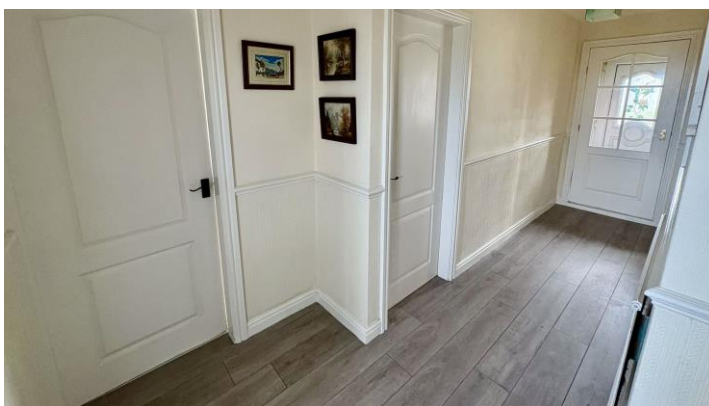
Front garden

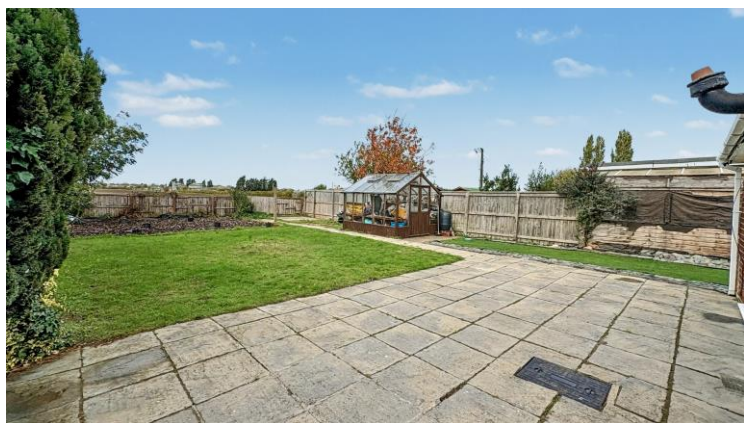
Block paved driveway with ample parking drive. Low maintenance with artificial grass.

Garage

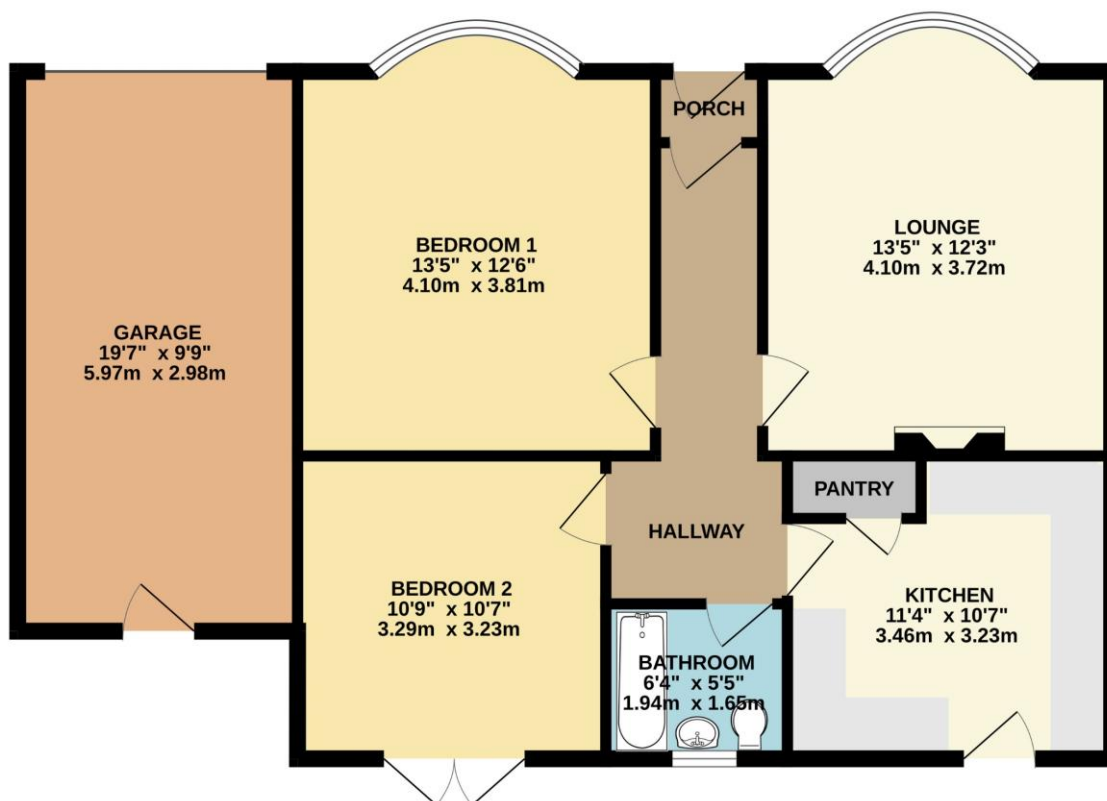
19' 7" x 9' 9" (5.96m x 2.97m)

Up and over door, Rear access, Power and Electrics.





GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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