



- Detached Family Home
- Garage Conversion
- Popular Village Location
- En-Suite To Master

- Three Generous Bedrooms
- Well-Presented Throughout
- Enclosed Rear Garden
- Call Today To View

Adelaide Close, Waddington, LN5 9XN
£240,000





SOLD WITH NO ONWARD CHAIN! Starkey&Brown are delighted to represent this spacious 3 bedroom detached property situated on Adelaide Close in Waddington. The property offers versatile accommodation and use throughout making this an ideal family or first time purchase. Accommodation comprises an entrance hall, a lounge leading into the kitchen diner with ample space for family dining, alongside a separate utility and ground floor WC. A former garage has been tastefully converted providing an additional reception room, offering flexible use as a play room/home office, snug or alternatively a fourth bedroom. To the first floor there are 3 generous bedrooms, the master bedroom benefitting from it's own en-suite shower room and also a family bathroom. There is an enclosed rear garden offering both lawn and seating areas - ideal for outside dining. To the front of the property there is ample parking for multiple vehicles. Adelaide Close is positioned within easy reach to a wide range of amenities including shops, sought after primary and secondary levels schools, doctors surgery and a regular bus service to and from Lincoln city centre, with Waddington having good access to A15 for commuting. Council tax band: C. Freehold.



Composite door leading to:

Entrance Hall

Laminate flooring, stairs rising to the first floor, access to the sitting/dining room, and a lounge.

Sitting/Dining Room

16' 7" x 8' 0" (5.05m x 2.44m)

Original garage conversion. Laminate flooring, a double-glazed window to the front aspect, and a radiator.

Lounge

13' 2" x 10' 5" (4.01m x 3.17m)

Double-glazed window to the front aspect, carpeted, coved ceiling, an understairs storage cupboard, and a radiator.

Kitchen Diner

13' 10" x 8' 1" (4.21m x 2.46m)

Having a range of base and wall units with matching countertops, space for a washing machine, a composite sink with mixer tap, a double-glazed window to the rear aspect, tiled splashback, an electric oven with 4-ring gas hob with an extractor fan over, space for a fridge freezer, space for a dining table (currently being used as a bar/breakfast area), tiled floor, vertical radiator and French doors leading to the rear aspect. Access to:

Utility Room

5' 11" x 5' 1" (1.80m x 1.55m)

Space and plumbing for a washing machine, space for a tumble dryer, fitted wall units, a radiator, composite door leading to the rear. Access to:

WC

Tiled flooring, a double-glazed frosted window to the rear aspect, a low-level WC, a wash hand basin, and a radiator.

First Floor Landing

Carpeted, a vertical radiator, loft access with ladder. Access to bedrooms and the family bathroom.

Bedroom 1

12' 8" x 10' 7" (3.86m x 3.22m)

Double-glazed window to the front aspect, carpeted, a fitted wardrobe, a radiator, and an over-stairs storage cupboard. Access to:

En-Suite

Frosted window to the front aspect, partially tiled walls, a wash hand basin, a low-level WC, a walk-in shower cubicle, tiled flooring, an extractor fan, and a radiator.

Bedroom 2

15' 6" x 8' 1" (4.72m x 2.46m)

Carpeted, a double-glazed window to the rear aspect, a second loft hatch, and a radiator.

Bedroom 3

8' 6" x 7' 6" (2.59m x 2.28m)

Double-glazed window to the rear aspect, carpeted, and a radiator.

Family Bathroom

Frosted glass window to the rear aspect, a panelled bath with handheld shower, a wash hand basin, a low-level WC, partially tiled walls, and tiled flooring.

Outside Front

Driveway for multiple vehicles. Gated access leading to the rear garden.

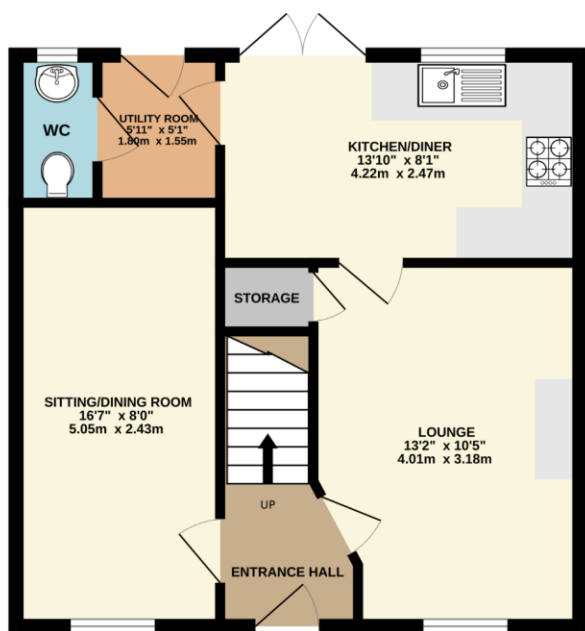
Outside Rear

Fully fenced. Lawn and patio area, water tap, and shed for storage.

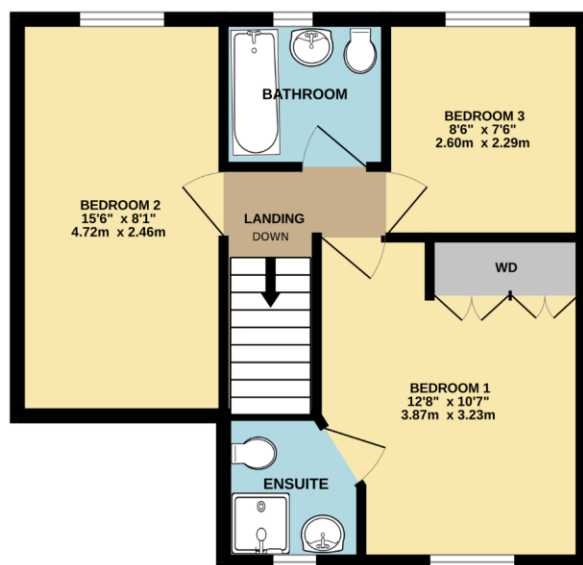




GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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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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