



- Renovated 3 Bedroom End Terrace
- Ample Parking Driveway
- Bright & Airy Kitchen/Diner
- Larger Than Average Plot

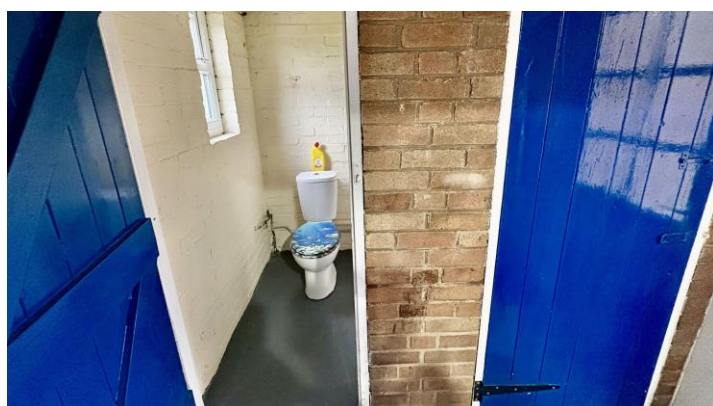
- Well Presented Throughout
- Three Well Proportioned Bedrooms
- Additional Outbuildings
- Call Today To View

St. Michaels Close, Waddington, LN5 9RR
£250,000





Starkey&Brown are delighted to offer for sale this beautifully refurbished 3 bedroom end-terraced home, pleasantly situated within the popular village of Waddington. The property has recently undergone a comprehensive programme of improvements, including new windows, a modern fitted kitchen, and a stylish contemporary bathroom, resulting in a superb home ready to move straight into. The beautifully appointed accommodation briefly comprises entrance hallway, spacious lounge, and an impressive open-plan kitchen diner overlooking the rear garden. To the first floor there are three well-proportioned bedrooms and a modern family bathroom. Outside, the property stands on a generous plot with a large rear garden, ideal for families and outdoor entertaining. There are also useful outbuildings providing excellent storage or potential workshop/home-office space, and to the front, a driveway offers ample off-street parking. Located in the sought-after village of Waddington, the property is well placed for access to local amenities, reputable schools, and convenient transport links into Lincoln City Centre and surrounding areas. Early viewing is highly recommended. Council tax band: A. Freehold.



Entrance Hall

Having modern composite door fitted in 2025, Staircase to the first floor. Radiator, Tile flooring. Access into:

Lounge

13' 1" x 12' 6" (3.98m x 3.81m)

Coved ceiling, UPVC double glazed window to front aspect, Carpeted, Radiator.

Kitchen/Diner

18' 4" x 9' 3" (5.58m x 2.82m)

Renovated in 2022. Having two UPVC double glazed windows to rear, Tile flooring, Range of base and wall units with counter tops, Space for fridge freezer, Space for gas cooker, Integral dishwasher, Modern black composite sink and pull-down mixer tap. Boiler cupboard (new from 2022 and serviced), Plumbing for washing machine, LED lighting, Fuseboard. Access into:

Lobby

Access to both front and rear aspect. Access into:

WC

Frosted UPVC double glazed window to rear. Low level WC.

Store

Currently being used as storage.

Landing

Having UPVC double glazed window to the side, Carpeted, Loft access, Radiator. Access into:

Bedroom 1

13' 1" x 12' 8" (3.98m x 3.86m)

Having UPVC double glazed window to the front aspect, Carpeted, Radiator. Oak door.

Bedroom 2

12' 8" x 9' 3" (3.86m x 2.82m)

Having UPVC double glazed window to the rear, Carpeted, Radiator. Oak door.

Bedroom 3

8' 11" x 7' 11" (2.72m x 2.41m)

Having UPVC double glazed window to the front aspect, Carpeted, Radiator. Storage cupboard. Oak door.

Shower Room

Renovated in 2022. Frosted UPVC double glazed window to rear, Wash hand basin, Tiled walls, Low level WC, Walk in shower cubicle, Radiator.

Rear Garden

Large rear garden, Fully enclosed new fencing, Mostly laid to lawn. Access into outbuilding for storage.

Front garden

Ample parking driveway with access to rear. Re gravelled in 2025.

Agents Note

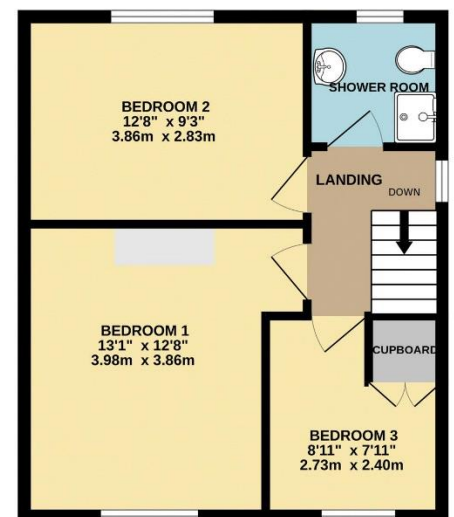
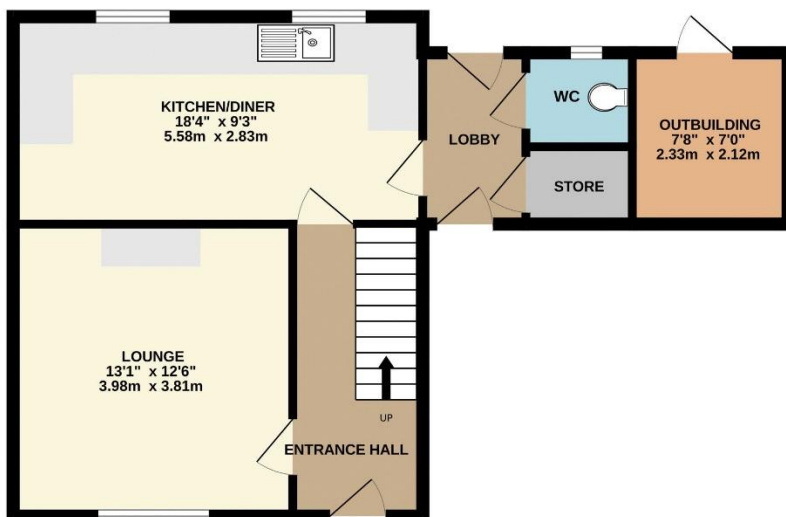
The current sellers have advised all new windows were fitted in 2021. The chimney has also been re pointed and felt replaced in 2023. The property benefits from having a new boiler fitted 2022, including all new radiators. The property has further had a full rewire in 2022 and the consumer box was moved into the kitchen.





GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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