



Adelaide Close, Waddington Lincoln LN5 9XN

welcome to
Adelaide Close, Waddington
Lincoln

- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING
- DETACHED GARAGE
- FRONT & REAR GARDENS
- HIGHLY SOUGHT AFTER VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

£195,000

view this property online williamhbrown.co.uk/Property/LCR121204



Property Ref:
LCR121204 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Hall

With double glazed window to the side, carpet flooring and radiator.

Lounge

15' 3" x 11' 6" (4.65m x 3.51m)
With double glazed window to the front, under stairs storage, electric fireplace, laminate flooring and radiator.

Kitchen / Diner

14' 10" x 8' (4.52m x 2.44m)
With double glazed window to the rear, patio doors opening to the rear, a fitted kitchen in a range of wall and base units with work surfaces, Rangemaster cooker, stainless steel sink and drainer, washing machine, dryer, part tiling to the walls and tiling to the floor.

First Floor Landing

With double glazed window to the side, carpet flooring and airing cupboard.

Bedroom One

12' 10" x 12' 2" (3.91m x 3.71m)
With two double glazed windows to the front, carpet flooring and radiator.

Bedroom Two

8' 4" x 11' 4" (2.54m x 3.45m)
With double glazed window to the rear, carpet flooring and radiator.

Bathroom

With double glazed obscured window to the rear, wc, wash hand basin, bath with shower fitted over, tiling to the floor and part tiling to the walls.

Outside

Property benefits from a driveway to the front providing off road parking for two vehicles and secure gated access to the detached garage. To the rear is a fully enclosed with a patio area ideal for seating and an area of lawn.



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