



**Sherwood Drive, Waddington, Lincoln LN5 9DD**



**welcome to**

**Sherwood Drive, Waddington Lincoln**

Situated within the sought after village of Waddington is this well presented and spacious detached bungalow, boasting ample off road parking, fitted kitchen/diner, three bedrooms, an enclosed rear garden, conservatory and local access to a range of amenities.



## **Entrance Hall**

### **Lounge**

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

With double glazed patio doors opening to the rear, electric feature fireplace, tiling to the floor and two radiators.

### **Kitchen / Diner**

7' 10" x 20' 1" ( 2.39m x 6.12m )

With double glazed door to the rear, a fitted kitchen in a range of wall and base units with work surfaces, electric hob, inset sink and drainer, space for washing machine, space for under counter fridge, radiator and tiling to the floor.

### **Conservatory**

19' 2" x 9' 10" ( 5.84m x 3.00m )

With laminate flooring and wall radiator.

### **Bedroom One**

11' 5" x 10' 11" ( 3.48m x 3.33m )

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

### **Bedroom Two**

10' 7" x 6' 6" ( 3.23m x 1.98m )

With double glazed window to the front, vinyl flooring and radiator.

### **Bedroom Three**

10' 3" x 8' 9" ( 3.12m x 2.67m )

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

### **Bathroom**

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

### **Outside**

Property benefits from a generous driveway to the front providing off road parking for multiple vehicles and access to the front door. To the rear is a fully enclosed garden mainly laid to lawn with a decking area ideal for seating.



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## **Sherwood Drive, Waddington Lincoln**

- THREE BEDROOM DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

offers in excess of

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR121447 - 0002

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