



Grantham Road, Waddington, Lincoln, LN5 9NU

welcome to
Grantham Road, Waddington, Lincoln

This spacious four bedroom family home is ideally situated within the popular village of Waddington, boasting two reception rooms, four generous bedrooms, two bathrooms, ample off road parking and an enclosed rear garden with summer house.



Entrance Porch

Access via double glazed french doors, double glazed door to kitchen.

Entrance Hall

Access via front door, stairs rising to first floor, and doors into majority of ground floor rooms.

Kitchen/ Diner

21' 2" x 15' (6.45m x 4.57m)

Range of double glazed windows to side and rear, double glazed door to rear garden, kitchen comprising a range of floor and wall based cupboards, wash hand basin with drainer, gas hob with extractor fan, electric oven, space for tumble dryer and space for large dining table.

Lounge

13' 10" x 11' 6" (4.22m x 3.51m)

Double glazed door to rear garden, double glazed window to side and rear as well as fire place housing multi fuel log burner within.

Further Reception/ Bed Five

13' 7" x 12' (4.14m x 3.66m)

Double glazed bay window to front, double glazed window to side and fire place housing multi fuel log burner within.

Utility Room

Space for washing machine.

Downstairs Bathroom

Double glazed window to rear, wc, wash hand basin, shower cubicle with wall mounted shower, tiled floor and walls, heated towel rail and extractor fan.

Landing

Stairs rising from ground floor entrance hall, loft access and access to all first floor rooms.

Bedroom One

14' 5" x 13' 3" (4.39m x 4.04m)

Three sky light windows and radiator to wall.

Bedroom Two

13' 2" x 10' 10" (4.01m x 3.30m)

Double glazed bay window to front and radiator to wall.

Bedroom Three

12' x 10' 6" (3.66m x 3.20m)

Double glazed window to side and rear as well as radiator to wall.

Bedroom Four

8' 1" x 8' (2.46m x 2.44m)

Double glazed window to front and radiator to wall.

Upstairs Bathroom

Double glazed window to rear, tiled floor and walls, bath with wall mounted shower, wash hand basin with built in vanity unit and wc. The bathroom also benefits from under floor heating.

Front Exterior

Ample off road parking provided via block paved driveway.

Rear Garden

Enclosed rear garden with large summerhouse. The rear garden is quite low maintenance making it ideal for families and pets.



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welcome to

Grantham Road, Waddington, Lincoln

- NO CHAIN - ATTRACTIVE 1930'S DETACHED FAMILY HOME
- HIGHLY DESIRABLE VILLAGE LOCATION WITHIN WADDINGTON
- WITHIN CLOSE PROXIMITY TO THE HISTORIC CITY OF LINCOLN
- AMPLE OFF ROAD PARKING VIA BLOCK PAVED DRIVEWAY
- FOUR GOOD SIZED BEDROOMS, WITH AN OPTIONAL FIFTH BEDROOM

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR122182 - 0004

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