



**Neareys Close, Waddington LINCOLN LN5 9WF**



*welcome to*

**Neareys Close, Waddington LINCOLN**

This beautifully presented and modern family home boasts five double bedrooms, three en-suites, integral double garage, fully enclosed spacious rear garden, ample driveway parking, underfloor heating and solar panels. View now to avoid missing out!



Situated within the desirable village of Waddington is this spacious and modern detached family home located on a private plot, enjoying local access to a range of amenities such as shops, eateries and parks as well as transport links and schooling. The property in brief comprises: entrance hall, kitchen, utility room, wc, living room, study, dining room, master bedroom with en suite, second bedroom with en suite, third bedroom with en suite, two further bedrooms, family bathroom and integral double garage. Outside is a private driveway providing ample off road parking for numerous vehicles, electric vehicle charging point and gated side access to the rear garden. To the rear is an enclosed rear garden (approx. half an acre subject to survey) with a generous patio area ideal for seating and an spacious area of lawn, summerhouse and garage.

### **Living Room**

16' 6" x 19' ( 5.03m x 5.79m )

### **Kitchen**

21' 5" x 17' ( 6.53m x 5.18m )

### **Utility Room**

10' x 5' 2" ( 3.05m x 1.57m )

### **Downstairs Wc**

### **Study**

11' 6" x 9' ( 3.51m x 2.74m )

### **Dining Room**

9' 11" x 16' 3" ( 3.02m x 4.95m )

### **Bedroom One**

18' 6" x 16' 2" ( 5.64m x 4.93m )

### **En Suite To Bedroom One**

### **Bedroom Two**

16' 2" x 13' 6" ( 4.93m x 4.11m )

### **En Suite To Bedroom Two**

### **Bedroom Three**

16' 2" x 12' 2" ( 4.93m x 3.71m )

### **En Suite To Bedroom Three**

### **Bedroom Four**

11' 8" x 8' 11" ( 3.56m x 2.72m )

### **Bedroom Five**

12' 3" x 13' 6" ( 3.73m x 4.11m )

### **Summer House**

11' 7" x 12' 6" ( 3.53m x 3.81m )



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## **Neareys Close, Waddington LINCOLN**

- SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME
- THREE EN SUITE BATHROOMS
- SPACIOUS REAR GARDEN WITH FIELD VIEWS
- INTEGRAL DOUBLE GARAGE
- AMPLE PARKING

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

offers over  
**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR122750 - 0004

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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.



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