



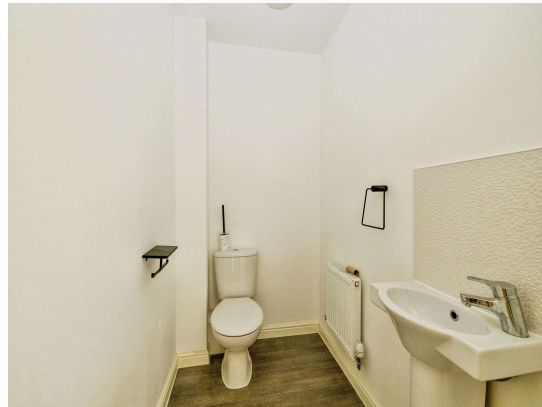
**Hopkins Avenue, Waddington, Lincoln, LN5 9ZG**



***welcome to***

**Hopkins Avenue, Waddington, Lincoln**

A 30% shared ownership two bedroom property situated within the popular village of Waddington. The property comprises entrance hall, spacious lounge, kitchen/diner, cloakroom, two double bedrooms, main bathroom, allocated parking space and enclosed rear garden.



**Entrance Hall**

Access via double glazed front door, stairs rising to first floor and radiator to wall.

**Lounge**

13' 7" x 11' 11" ( 4.14m x 3.63m )

Double glazed window to front and radiator to wall.

**Kitchen**

15' 3" x 9' 9" ( 4.65m x 2.97m )

Double glazed window to rear, kitchen comprising a range of floor and wall based cupboards, sink with drainer, gas hob with extractor fan, electric oven, radiator to wall and space for dining table.

**Cloakroom**

WC, wash hand basin and radiator to wall.

**Landing**

Stairs rising from ground floor entrance hall, access provided to the loft and a further built in storage cupboard for storage.

**Bedroom One**

15' 3" x 10' 10" ( 4.65m x 3.30m )

Double glazed window to front x2 as well as radiator to wall.

**Bedroom Two**

15' 3" x 9' 1" ( 4.65m x 2.77m )

Double glazed window to rear and radiator to wall.

**Bathroom**

WC, wash hand basin, bath with wall mounted shower , tiled walls and radiator to wall.

**Front Exterior**

Allocated parking space to the front of the property.

**Rear Garden**

Enclosed rear garden mostly comprising of grass with a small patio area.

**Vendor's Note**

Our vendor advises further shares may be available to purchase subject to the provisions of the lease, and the buyer meeting the eligibility and affordability criteria laid down by Homes England



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**welcome to**

## **Hopkins Avenue, Waddington Lincoln**

- 30% SHARED OWNERSHIP HOME
- ALLOCATED PARKING SPACE TO THE FRONT
- BEING OFFERED WITH NO ONWARD CHAIN
- MODERN ACCOMMODATION
- POPULAR VILLAGE LOCATION

Tenure: Leasehold

EPC Rating: B & Council Tax Band: B

Service Charge: 101.28 & Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2020.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£57,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:

LCR122704 - 0002

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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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