



**Rutland Avenue, Waddington, Lincoln**

**Asking Price £340,000**

**MARTIN&CO**

Rutland Avenue, Waddington,  
Lincoln

House - Detached  
4 Bedrooms, 2 Bathrooms

Asking Price £340,000

- Extended Detached Family Home
- Four Bedrooms
- Master Bedroom with Ensuite
- Open Plan Living
- Fitted Kitchen
- Family Room Extension
- Owned Solar Panels with Battery Storage
- Enclosed Rear Garden
- Driveway Parking
- Village Location

Extended detached family home situated within the exclusive Lakeside development in the village of Waddington. Benefitting from a family room extension to the rear with bifold doors and velux windows, open plan living with a fully fitted kitchen plus owned solar panels and battery storage.



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The Lakeside development is situated just off Station Road giving access to the local amenities in Waddington Village and Brant Road.

Waddington is situated to the South of Lincoln incorporating the RAF base. Benefitting from a doctors surgery, primary age schooling, public houses, post office, shops and more! There is also a regular bus service into Lincoln city centre.

EPC Rating - B (carried out prior to the installation of the solar panels)  
Council Tax Band - D  
Tenure - Freehold

#### ENTRANCE HALL

Composite entrance door, carpet flooring and a fitted matwell, two light fittings, radiator, alarm control panel and Drayton thermostatic control. Stairs rising to the first floor with a storage cupboard below.

#### INTEGRAL GARAGE

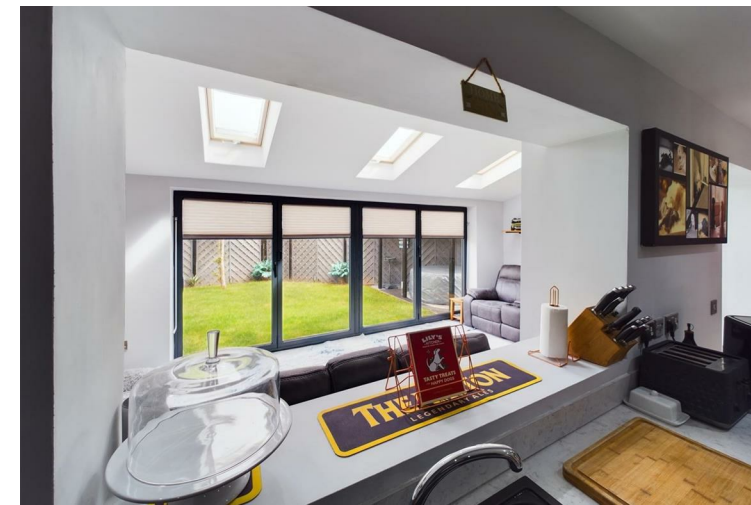
17'4" x 8'10"

Electric roller door to the front aspect with an internal personnel door, mains consumer unit, light and power. Puredrive solar battery and Solis inverter housed.

#### LIVING ROOM

15'7" x 10'7"

PVC box bay window to the front aspect, carpet flooring, radiator and a pendant fitting.



### KITCHEN/DINER

21'1" x 8'11"

Base and floor standing units to include pan drawers and a carousel cupboard with roll edge worksurfaces, matching upstand and an inset composite sink and drainer. Benefitting from a range of integrated Neff appliances to include a slide and hide oven, warming drawer, dishwasher and fridge freezer. Induction hob with extractor over, spot lit ceiling, two radiators and tiled flooring. Open plan to the family room.

### FAMILY ROOM

19'5" x 9'1"

Feature exposed brickwork, tiled flooring, spot lit ceiling, Osily electric radiator, three Velux windows and Bifold doors to the rear aspect.

### UTILITY ROOM

5'7" x 5'3"

Base and eye level units with roll edge worksurfaces and matching upstand. Space and plumbing for a washing machine with further space for a separate tumble dryer. Tiled flooring, radiator, composite side door, light and extractor.

### CLOAKROOM

5'6" x 3'5"

Low level WC, pedestal wash basin, tiled flooring and low level wall tiling, heated towel rail, PVC window to the rear, spot lit ceiling and extractor.

### STAIRS/LANDING

Carpet flooring, radiator, light fitting, Drayton thermostatic control and access to the loft with a pull down ladder, partial boarding and lighting.

### MASTER BEDROOM

15'11" x 9'7" max measurements

PVC window to the front aspect, carpet flooring, light fitting and a radiator. Fitted wardrobes and a dressing table.

### ENSUITE

7'9" x 6'2" max measurements

Three piece suite comprising of a low level WC, pedestal wash basin and a mains fed shower cubicle. Heated towel rail, tiled flooring and low level wall tiling, spot lit ceiling and extractor. Airing cupboard housing the hot water cylinder and a PVC window to the front.

### BEDROOM

11'4" x 8'8"

PVC window to the rear aspect, laminate flooring, pendant fitting and a radiator.

### BATHROOM

7'10" x 5'9"

Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with recessed storage. Heated towel rail, tiled flooring and low level wall tiling, PVC window to the rear, spot lit ceiling and extractor.

### BEDROOM

11'5" x 10'6" max measurements

PVC window to the rear aspect, carpet flooring, pendant fitting, radiator and fitted wardrobes.

### BEDROOM

11'5" x 10'6"

PVC window to the front aspect, carpet flooring, light fitting and a radiator.

### OUTSIDE

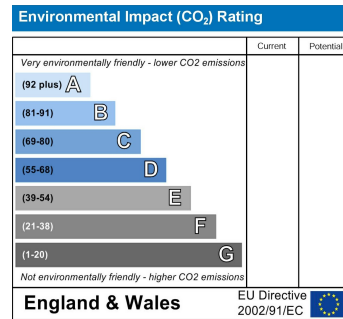
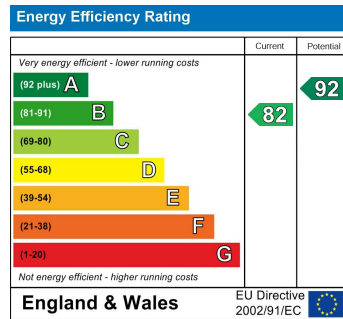
To the front is a spacious block paved driveway suitable for multiple vehicles to park off road. An artificial lawned area with cobble surround and wrought iron fencing. The rear offers a fully enclosed garden being mainly laid to lawn with a patio area and covered deck with power suitable for a hot tub. Water supply, bin storage, gated access to the front and a garden shed included within the sale.

### SOLAR PANELS

This energy efficient home includes owned and recently serviced solar panels, solar water heating and a 5kw battery storage, generating a considerable 16p pkw returned to the grid.

### FIXTURES & FITTINGS

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Three boxes of detergent are stacked on top of the upper cabinets.

A light fixture is mounted on the wall above the cabinets.

A white boiler is mounted on the wall above the countertop.

A white door with two frosted glass panes is on the right side of the room. A yellow towel is hanging on the door handle.

TOSHIBA

NETTA

Hotpoint

8kg 1600rpm

EXCLUSIVE CARE

- 7 All-in-One
- 8 Express
- 9 Intense
- 10 Heavy Detergent

DELICATES

- 11 Synthetics
- 12 Delicates Easy Iron
- 13 Silk

EXTRA

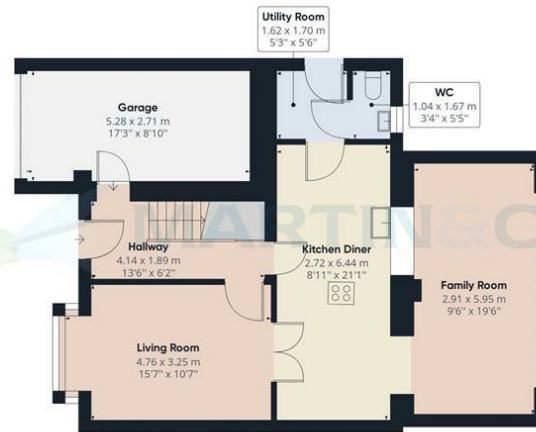
- 14 Refresh

COOTONS

- 15 Freshly To Wash
- 16 Standard Cotton
- 17 Easy Iron

TIMED DRY

- 18 11/15
- 19 12/10
- 20 13/10
- 21 14/10

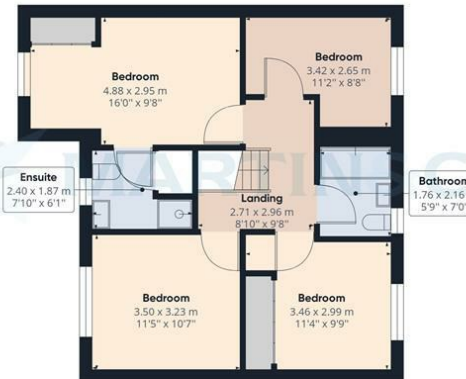


Floor 0

Approximate total area<sup>(1)</sup>

137.21 m<sup>2</sup>

1476.87 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.