



Keepers Lodge, Plot 2

Nearey's Close, Station Road, Waddington, Lincoln. LN5 9QT





Keepers Lodge, Nearey's Close, Waddington

A spacious detached chalet bungalow, in the heart of this small development of high quality homes, built by Robert Howell Construction Services, developers of high quality homes in both Lincolnshire and Yorkshire.

The development also comprises of three substantial four/five bedroom detached houses and a terrace of three surprisingly good sized houses offering three and four bedroom accommodation options.

Designed by the very well respected local architects, BSA Design. The exterior featuring of all the homes is aesthetically very appealing and eye catching. They exhibit classic traditional country and barn style design, with accompanying high quality materials and fittings, including in part contemporary bespoke feature window casements and attractive brick work detailing that all add considerably to the character and appeal of the architectural style of the development as a whole.



ACCOMMODATION

Entrance Hall with uPVC double glazed main entrance doors, attractive staircase up to first floor gallery landing, built-in under stairs storage cupboard containing the central heating underfloor heating manifold controls, tiled floor, inset ceiling LED spotlight fittings and power points. Oak style panelled doors through to all adjoining accommodation.

Sitting Room having a very pleasant southerly outlook cross the close and French doors providing access out into the rear garden; fireplace with a wood burning stove inset with tiled back, flagged, hearth and oak mantel. There are media points and power points.



Family Room/Bedroom with feature French door providing access out into the rear garden; media points and power points.

Living Dining Kitchen with French doors providing direct access out into the garden; appointed to a very high standard with extensive range of quality contemporary style fitted units comprising: granite work surface across one wall with inset sink unit and incised drainer on one side with cupboard and deep pan drawers below. Lamona ceramic style hob inset to surface with brushed steel featured cooker hood and comprehensive range of wall cupboard space above, wall cupboard unit to one side with a built-in Lamona brushed steel microwave. A further range of fitted units across one wall with large pantry cupboard space, concealed built-in separate refrigerator and freezer and two built-in Lamona ovens. An attractive feature island is set to one side with granite work surface area, breakfast bar on one side and built in cupboard units beneath, further built in cupboard space will be installed to one corner of the room. Tiled floor, inset ceiling LED spotlight fittings, media points and power points. Oak style door through to:

Utility Room of good proportions having granite fitted work surfaces extending around the walls with sink unit inset with incised drainer on one side and a good range of cupboard space, wine cooler and room for laundry white goods beneath. To the corner there is a large general storage cupboard unit, tiled floor, inset ceiling LED spotlight fittings and power points. Rear entrance door to garden.

Downstairs Bathroom having attractive contemporary design style appointment comprising; tiled panelled bath, walk in open shower cubicle with screen and appropriate shower fitting, wash hand basin with toiletry drawers below and illuminated vanity mirror above, cantilevered toilet with concealed cistern. Tiling to all walls to full height, tiled floor, ladderback style radiator/towel rail, inset ceiling LED spotlight fittings and extractor vent.

Bedroom of good proportions having pleasant view into the Close and French doors providing access out onto the front garden patio area. There is access to roof space, media points and power points.





First Floor

Gallery Landing with sloping ceilings in part and Velux roof window; radiator and power points. Oak style panelled doors to adjoining accommodation.

Bedroom having an easterly aspect; sloping ceilings in part, radiator, inset ceiling LED spotlight fittings, media points and power points. Oak style panel door through to:

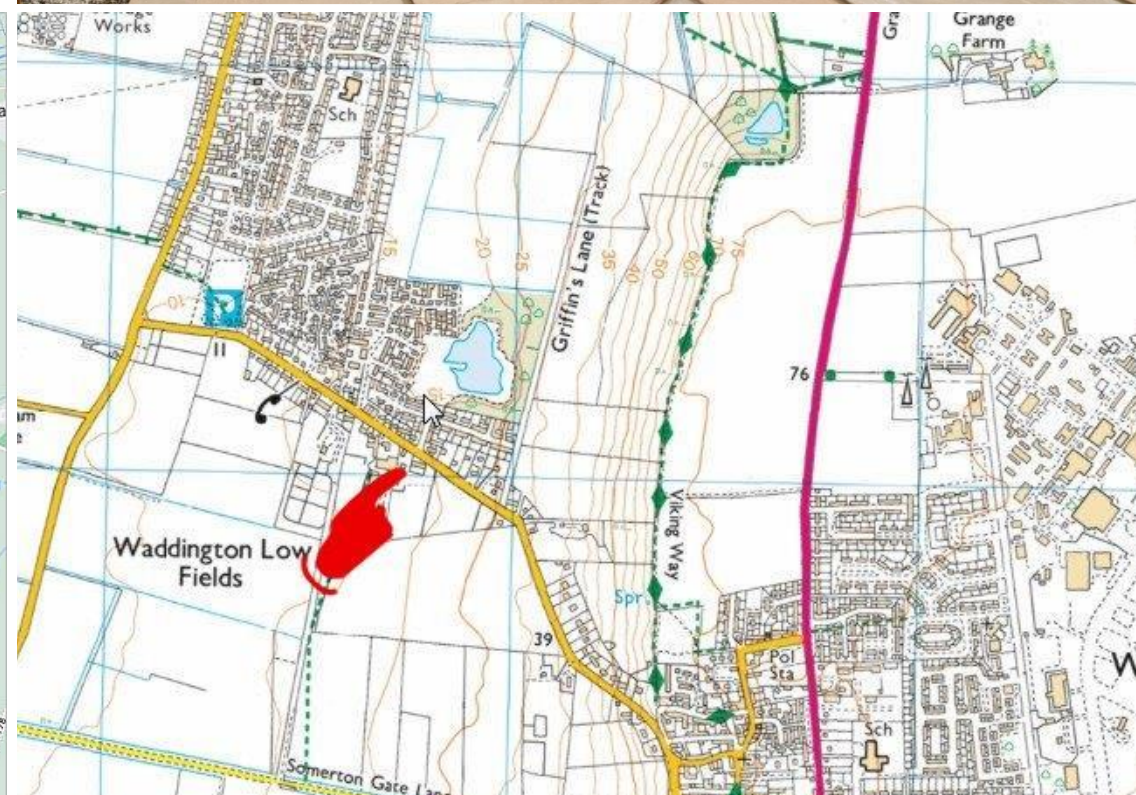
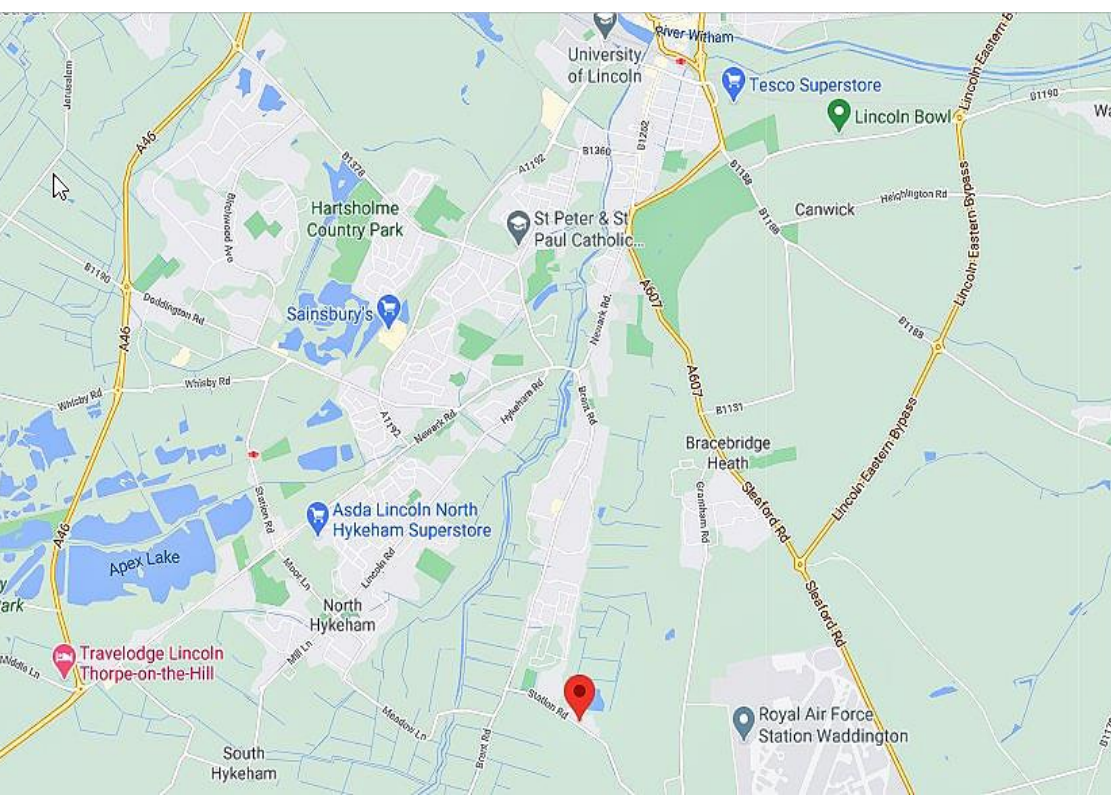
En-suite with sloping ceiling In part and Velux roof window; appointed to an excellent standard in a contemporary design style having walk in shower cubicle with screen and accompanying shower fitting, wash hand basin with toiletry drawer and illuminated toiletry mirror above, low-level WC. Tiling to all walls to full height, tiled floor, ladderback style radiator/towel rail, inset LED spotlights and extractor vent.

Master Bedroom having gable end windows providing for a view across the Close up towards the south Lincoln cliff escarpment countryside; sloping ceilings in part with Velux roof window, radiator, inset ceiling LED spotlight fittings, media points and power points. A large lobby area with oak style panelled doors to ensuite shower room and to:

Dressing Room with sloping ceiling in part, Velux roof window and inset ceiling spotlights fittings.

En-suite with sloping ceilings in part and Velux roof window; appointed to high standard of contemporary design style fitment comprising; large walk in shower with screen and accompanying shower fitting, wash hand basin with toiletry drawer below and illuminated toiletry mirror above, low-level WC. Tiling to all walls to full height, ladderback style radiator/towel rail, ceiling LED spotlight fittings and power points.





OUTSIDE

The bungalow stands in the head of the cul-de-sac for this exclusive high quality new homes development. There is block paved driveway providing more than ample parking as well as access to the **Double Garage** with double electric roller shutter doors, ground source heat pump heating system, light fitting and power points. The front garden has attractive roadside estate style metal rail fencing with the garden laid to turfed lawn and a paved patio area adjoining the southern gable end of the bungalow onto which the French doors of the downstairs bedroom/sitting room open. From the roadside there is a pedestrian gate which provides access directly into the rear garden, well enclosed by tall panelled fencing. The garden has been very pleasantly landscaped with a good size area of turfed lawn, attractively presented paved patio areas onto which the French doors of both the living dining kitchen and sitting room open.

Summary of Build Specification Elements

- Advantage ACHI 10 Year Building Warranty.
- 'High' B SAP energy performance rating.
- High quality and bespoke feature double glazed window casements in some homes.
- LED light ceiling spot light fittings.
- NIBE ground source heat pump central heating unit.
- Underfloor central heating to ground floor levels and radiators to upper floors.
- High Quality Kitchen Appointment with appliances.
- High Quality appointment to bathroom, en-suite and cloakroom facilities.
- Multi-fuel Stoves to reception rooms of some homes.
- Carpets to main reception rooms and bedrooms
- Block paved driveways.
- Motorised shutter doors to garaging.
- Seeded lawns and paved patio areas
- Walls and quality fencing to boundaries as appropriate.
- Exterior security light fittings and water tap.

For more information on the energy saving benefits of heating your home with a Ground Source Heat Pump go to

<https://energysavingtrust.org.uk/advice/ground-source-heat-pumps/>

ENERGY PERFORMANCE RATING: SAP rating B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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Brochure prepared 3.10.2022

Plot 2 Neareys Close

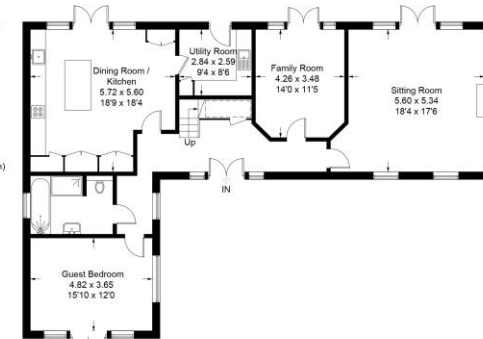
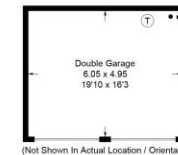
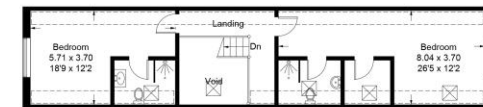
Approximate Gross Internal Area

197.5 sq m / 2126 sq ft

Garage = 29.9 sq m / 322 sq ft

Total = 227.4 sq m / 2447 sq ft

■ Reduced headroom below 1.5m / 5ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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