



44 Waddingworth Grove  
Lincoln. LN2 2BH







## 44 Waddingworth Grove, Lincoln

This is a very well presented end terrace city home offering excellent two bedroom accommodation which would benefit from the installation of a central heating system.

To the front there is potential, subject to appropriate consents, for vehicular access to be gained and more than ample parking for both family and visitors created.

A viewing is genuinely highly recommended.

### ACCOMMODATION

**Entrance Hall** having an attractive obscure and coloured, leaded light decorated double glazed panelled front entrance door, staircase up to first floor, small built-in under stairs storage cupboard, dado rail and Baxi Brasilia gas wall heater. Doors through to breakfast dining kitchen and to:

**Sitting Room/Lounge** having a pleasant outlook over the front of the property and across Waddingworth Grove from the bow window and a southerly view from the sliding patio door over the attractive mature rear garden. Fireplace to one wall with wood surround, tiled back and hearth and gas fire inset, TV aerial point and ceiling light.

**Good Sized 'eye catching' Breakfast Dining Kitchen** having a southerly view out over the rear garden; an attractive range of contemporary design style appointed kitchen units comprising; single drainer 1 1/2 bowl sink unit with cupboard space beneath, space to one-side for a freestanding electric/gas oven. The fitted work surface extends around the adjoining wall with a tier of four drawers and cupboard space beneath, a comprehensive range of fitted wall cupboard units above. There is a fitted breakfast bar area across one wall with an attractively detailed china cupboard, shelving and drawer unit above. Dado rail in part, attractive tile style





laminated flooring and fluorescent lighting strips. uPVC obscure double glazed side entrance door to front grounds and archway through to:

**Utility Room** of good proportions, having contemporary design style fitted units comprising of an extensive area fitted work surface with cupboard space and room for laundry white goods beneath, extensive fitted wall cupboard space above. To one end of these units there is room for a slot in upright fridge/freezer, splash-backs to all fitted worksurface areas. Glazed panelled rear entrance door to garden.

**First Floor -Landing** with a westerly aspect, access to roof space and dado rail.

**Bathroom** having panel bath with mixer tap/shower attachment, pedestal wash hand basin and low-level WC. Built in airing cupboard containing the insulated hot water cylinder with immersion heater and tiling to all walls to at least dado rail height.

**Bedroom 2** with a very pleasant southerly view down over the mature attractive rear garden.

**Bedroom 1** with a northerly outlook down over the front of the property and across Waddingworth Grove from the bow window.

## OUTSIDE

The grounds to the front of the house are hard landscaped with gravel and paved patio areas ideal for a display of flower pots and tubs.

There is potential, subject to drop curb consent from the local highways authority, for the creation of vehicular access into these grounds which could then provide, if needed a large area of driveway parking for both family and visitors.

The mature rear garden has been delightfully landscaped and benefits from having a southerly aspect. Adjoining the rear elevation of the house there are good size paved patio areas with an accompanying area of lawn, copiously stocked flowerbeds and borders containing a variety of flowering shrubs and plants with a shading sycamore tree. Set to one corner is a useful garden shed.





**Lincoln City Council – Tax band: A**

**ENERGY PERFORMANCE RATING: F**

**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.

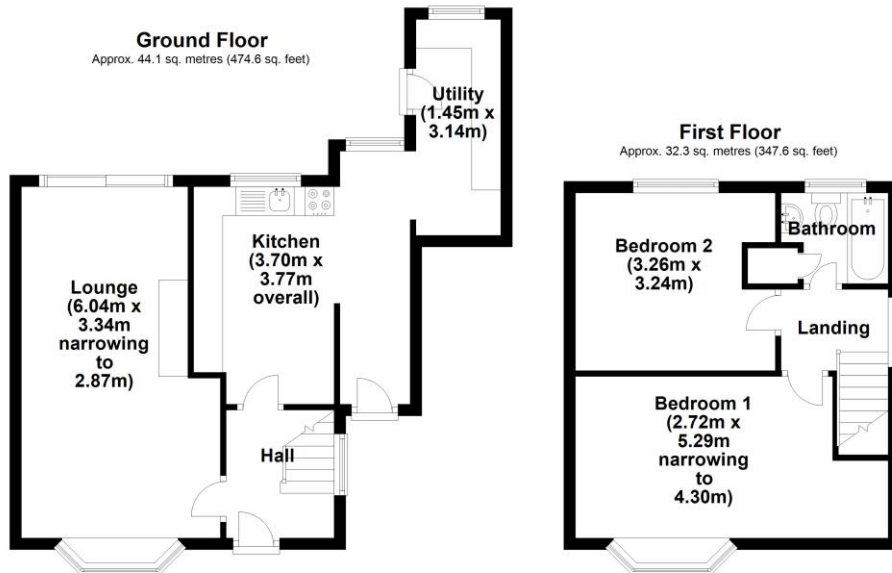
**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);

Website: <http://www.robert-bell.org>

Brochure prepared 12.10.2023



Total area: approx. 76.4 sq. metres (822.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH  
Tel: 01522 538888 Fax: 01522 589988  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

