



35 Sycamore Drive
Waddington, Lincoln. LN5 9DR

BELL



35 Sycamore Drive Waddington

This is a good sized three bedroom detached house, very pleasantly located in this popular residential area off Brant Road in lower Waddington. The house has been extended beyond its original design allowing for the creation of a substantial feature reception and the addition of an eye-catching Dining Kitchen with high vaulted ceiling level. A formal viewing is highly recommended.

The property is within walking distance for many of the Waddington Redwood Primary School with Brant Road having a medical practice and a large neighbourhood shopping area with a Co-op supermarket.

ACCOMMODATION

Good sized Entrance Lobby with uPVC obscure double glazed panelled front entrance door, wood style laminate flooring, access to loft space, service door through to garage and a glazed panel interior door providing access to:

Substantial Feature Lounge with pleasant view out to the front garden towards the roadside; staircase up to first floor, wall mounted contemporary design style feature electric fire, wood style laminate flooring, coving and two radiators. Open archway through to:

Good sized Dining Kitchen being a wonderful feature of the house due to its size and high vaulted ceiling level having a pleasant easterly outlook out over the rear garden. An attractive range of contemporary design style fitted units comprising; fitted work surface with inset stainless steel single with drainer and double bowl sink





unit with cupboard space beneath, base, drawers and wall cupboards. Brushed steel oven with cupboard space above and beneath. The work surface extends around the adjoining wall with additional drawer and cupboard space, a corner carousel cupboard brushed steel Neff four ring gas hob to surface with accompanying brushed steel and glass Baumatic cooker hood. There is small breakfast bar area to one side of the room and good sized dining area at one end. Large Velux roof windows to the vaulted ceiling level, wood style laminate flooring, radiator and feature ceiling strung spotlight fittings. French doors providing access out onto the rear garden patio area and interior glazed panelled door to:

Large Utility Room with an extensive area of fitted work surface extending around the room with drawer, cupboard space and room beneath for appropriate laundry and additional kitchen white goods; wall cupboard unit, large ceramic floor tiles, ceiling spotlight fitting and extractor vent.

First Floor

Landing with coving and access to roof space.

Bedroom 3 with a westerly outlook across the garage towards Sycamore Drive; built in airing cupboard containing insulated hot water cylinder, coving and radiator.

Bedroom 1 with a view down over the front garden and the garage; coving, feature inset ceiling light fittings and radiator.

Bedroom 2 with an easterly outlook out over the rear garden and beyond neighbouring homes up to a glimpse of the countryside on the south Lincoln cliff escarpment; coving and radiator.

Bathroom well appointed having a panelled bath with Triton shower fitting and shower curtain rail above, circular ceramic wash hand basin on a glass topped wash stand and low-level WC. Large vanity mirror, built-in shelving, toiletry cabinet, tiling to most walls to full height, coving, ladderback style radiator/towel rail and extractor vent.





OUTSIDE

The house is approached from the roadside across driveway area which provides appropriate parking for both family and visitors as well as access to the **Integral Garage** with electric roller shutter door, service door to rear through to the front entrance hallway, wall mounted Ideal gas fired central heating boiler, light and power. There is a strip of formal garden laid to lawn running down the east side of the grounds with a pathway and the gate providing access through to the rear.

The rear garden has been terraced with good sized paved patio adjoining the southern elevation of the house onto which the French doors of the dining kitchen open. There are steps up from the patio area to a good sized area of lawn with a raised timber deck set to one corner. There is open access down the western elevation of the house through to a partly paved area with a useful garden shed set to one end. The garden is well enclosed by panel fencing to the boundaries and there is a useful outside water tap.

North Kesteven District Council – Tax band: B

ENERGY PERFORMANCE RATING: D

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

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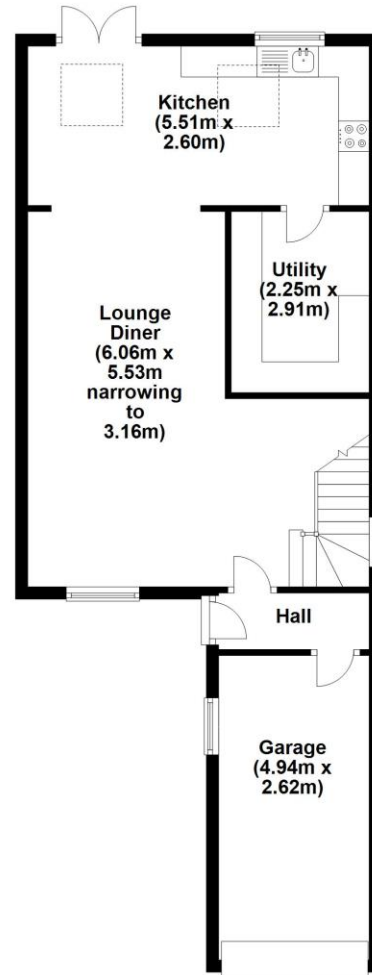
Brochure prepared 24.3.2025





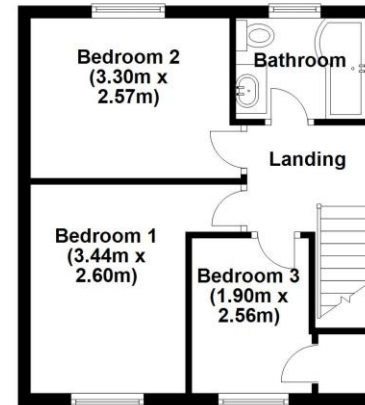
Ground Floor

Approx. 63.7 sq. metres (685.9 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



Total area: approx. 97.5 sq. metres (1049.2 sq. feet)

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

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