



Buttermere Close, Waddington



3



3



1

£260,000



## Key Features

- Detached
- Three Bedrooms
- En-Suite
- Garage
- Popular Village Location
- Kitchen Diner
- EPC rating B
- Council Tax Band C





Well presented three bedroom detached house, located in the highly sought after village of Waddington. Ideally located and within walking distance of the locals Schools, shops the beautiful Lakeside Nature Reserve.

The property consists of entrance hall, kitchen diner, lounge, and WC to the ground floor. To the first floor there are three bedrooms with en-suite to main and family bathroom.

Outside the property to the front there is a block paved driveway leading to a single garage. To the rear of the property there is an enclosed landscaped garden with patio area.

#### Entrance Hall

External door to front aspect, storage cupboard, stairs to first floor and radiator.

#### WC 2'1" x 5'1" (0.6m x 1.5m)

Window to front aspect and fitted with low level WC, wash hand basin, extractor and radiator.

#### Kitchen Diner 17'7" x 10'1" (5.4m x 3.1m)

Window and patio doors to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, integrated single oven, four ring induction hob with extractor over, integrated dishwasher and washing machine, and radiator.

#### Lounge 10'1" x 16'5" (3.1m x 5m)

Bay window to front aspect, feature fire place and radiator.

#### Landing

Access to loft space.

#### Bedroom One 10'1" x 11'10" (3.1m x 3.6m)

Window to front aspect, fitted wardrobe and radiator.

#### En-Suite 7'11" x 4'2" (2.4m x 1.3m)

Window to side aspect and fitted with shower cubicle, wash hand basin, low level WC and radiator.

#### Bedroom Two 10'1" x 13'11" (3.1m x 4.2m)

Window to rear aspect and radiator.

#### Bedroom Three 6'10" x 10'5" (2.1m x 3.2m)

window to rear aspect and radiator.

#### Bathroom 6.80m x 7.10m (22'4" x 23'4")

Window to front aspect and fitted with panel bath with shower over, low level WC, wash hand basin. storage cupboard and radiator.

#### Outside Front

Block paved driveway with parking for upto three cars, leading to a detached single garage.

#### Outside Rear

Landscaped garden with patio area.

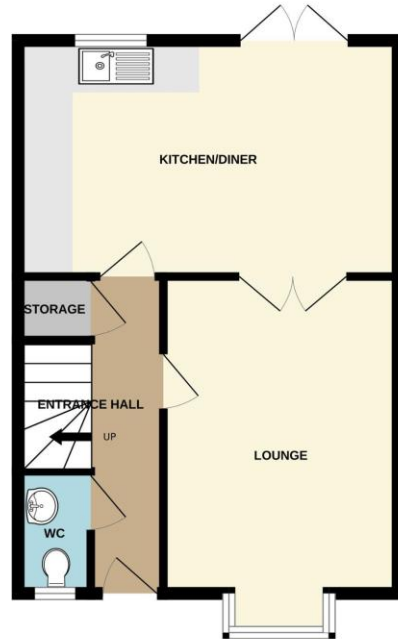
#### Agent Note

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GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



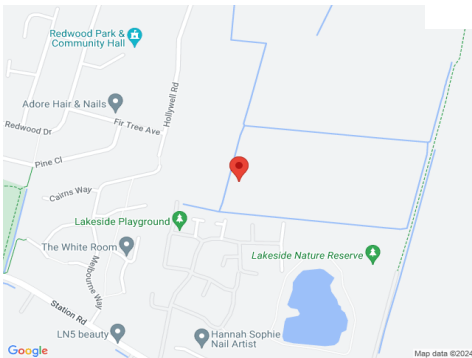
1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



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TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

