



Grantham Road, Waddington



**£205,000**

- Detached Bungalow
- No Onward Chain
- Three Bedrooms
- Gas Central Heating
- Garage To Rear
- Kitchen & Bathroom
- Enclosed Rear Garden
- EPC rating D



Three Bedroom Detached Bungalow located in the village of Waddington and is within easy walking distance of a good range of local amenities. The accommodation comprises: Entrance Hall, Lounge, Dining Kitchen, THREE Bedrooms, Bathroom and W.C. Outside, there are Gardens to the front and rear along with a Detached brick built Garage to the rear. The property is offered with NO ONWARD CHAIN and viewing is recommended.

### Entrance Hall

Door to front elevation and a radiator.

### Lounge

17'6" x 13'4" (5.3m x 4.1m)

Window front elevation, radiator and a decorative tiled fireplace surround.

### Kitchen

11'1" x 10'5" (3.4m x 3.2m)

Windows to side and rear, door to side, range of base and eye level units with inset sink unit and freestanding cooker.

### Side Passage

Doors to front and rear, door to boiler cupboard and door to kitchen.

### Bedroom One

11'5" x 10'11" (3.5m x 3.3m)

Window to front and a radiator.





### Bedroom Two

10'11" x 9'7" (3.3m x 2.9m)

Window to side and a radiator.

### Bedroom Three

9'3" x 7'2" (2.8m x 2.2m)

Window to rear and a radiator.

### Bathroom

Window to rear, radiator, wash basin and panelled bath.

### Separate W.C

With window to rear and low level W.C.

### Outside

There are gardens to both front and rear along with a garage located to the rear and accessed via Aston Close.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



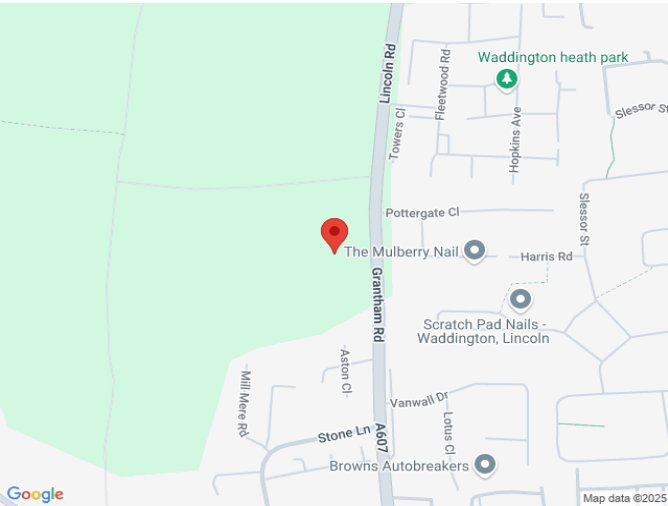
# Floorplan

GROUND FLOOR



GRANTHAM ROAD, WADDINGTON, LNS 9LS

While 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		