



Mere Road, Waddington



**£325,000**

- Detached Dormer Bungalow
- Walking Distance of Amenities
- Four Bedrooms
- Ensuite & Bathroom
- L-Shaped Dining Kitchen
- Lounge with French doors
- Garden, Driveway & Garage
- EPC rating D & Freehold



Set back and well presented Detached Dormer Bungalow situated in the heart of the cliff village of Waddington and within easy walking distance of a range of amenities to include shops, public house, takeaways and All Saints Primary School. The accommodation comprises Entrance Hall, Lounge with French doors, L-Shaped Dining Kitchen, Bathroom, Two Double Bedrooms, with Ensuite to Bedroom One. Upstairs two further bedrooms and wc. Outside a gravelled front garden with driveway to the side of the property leading to the detached garage. To the rear is a good sized enclosed rear garden backing onto playing fields.

### Entrance Hall

With access to the kitchen/diner, bathroom, bedroom one and two.

### L-Shaped Dining Kitchen

21'10" x 9'11" (6.7m x 3m)

With windows to the front and side aspect, a range of wall and base units with wooden worktops over, breakfast bar, double sink with drainer, integrated dishwasher and range cooker, space and plumbing for a washing machine.

### Dining Area

With a window to the side aspect, coving to ceiling throughout kitchen/diner, wooden flooring and radiator.





### Lounge

15'3" x 13'0" (4.6m x 4m)

With french doors opening into the rear garden, electric fireplace, coving to ceiling and a column radiator.

### Bathroom

6'6" x 6'0" (2m x 1.8m)

With a window to the side aspect, tile panelled bath with shower over, WC, wash hand basin and radiator.

### Bedroom One

15'0" x 11'9" (4.6m x 3.6m)

With a box bay window to the front aspect, coving to ceiling, access to the en-suite and radiator.

### En-suite

8'0" x 5'0" (2.4m x 1.5m)

With a enclosed shower, WC, wash hand basin, tiled walls and flooring and heated towel rail.

### Bedroom Two

11'0" x 9'5" (3.4m x 2.9m)

With a window to the front aspect, coving to ceiling and radiator.



## Landing

With a velux window, access to the WC, bedroom three and four .

## Bedroom Three

19'0" x 13'7" (5.8m x 4.1m)

With a floor to ceiling window to the rear aspect, storage cupboard and radiator.

## Bedroom Four

11'7" x 9'1" (3.5m x 2.8m)

With two velux windows, eve storage, and radiator.

## WC

6'5" x 6'0" (2m x 1.8m)

With a velux window, WC, wash hand basin and radiator.



## Outside & Garage

With allocated parking for four cars and single garage to the front of the property. With an enclosed rear garden with a lawn, patio, flower beds, pathway to the end of the garden, summer house and benefits from backing on to the local playing fields.

## Agents Note

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# Floorplan



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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