



Valley Road, Lincoln



3



2



2

£240,000

- Semi-Detached House
- Three Bedrooms
- Converted Garage
- Two Reception Rooms
- Wetroom and Bathroom
- Popular Location
- Tenure: Freehold
- EPC Rating D



THREE BEDROOM Semi-Detached House located in the popular village of Waddington. Ideally positioned within walking distance of the local shops, cafe, school and doctors. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Lounge, Snug/ Bedroom Four, Wet Room, Kitchen and Conservatory to ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Outside the property to the front there is a block paved and gravel driveway and to the rear of the property there is an enclosed lawned garden with a covered patio and shed.



Entrance Hall

External door to front aspect and stairs to the first floor.

Lounge Diner 24'3" x 13'11" (7.4m x 4.2m)

Window to front aspect, french doors leading to conservatory, wall mounted electric fire and radiator.

Kitchen 9'2" x 7'9" (2.8m x 2.4m)

Window to rear aspect and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, space for freestanding cooker with extractor over, space and plumbing for washing machine, space for fridge freezer and under stairs pantry.

Snug/ Bedroom Four 12'5" x 8'8" (3.8m x 2.6m)

Window to front aspect and radiator.

Wet Room 3'4" x 8'1" (1m x 2.5m)

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

Conservatory 12'7" x 9'8" (3.8m x 2.9m)

Windows to all aspect, external doors to side aspect and radiator.



Landing

Window to side aspect.

Bedroom One 13'3" x 7'4" (4m x 2.2m)

Window to front aspect, fitted wardrobes and radiator.

Bedroom Two 10'9" x 8'11" (3.3m x 2.7m)

Window to rear aspect and radiator.

Bedroom Three 7'8" x 7'6" (2.3m x 2.3m)

Window to front aspect and radiator.

Bathroom 7'4" x 5'4" (2.2m x 1.6m)

Window to rear aspect and fitted low level WC, wash hand basin, panel bath with shower over, heated towel rail and radiator.

Outside

To the front of the property there is a block paved driveway with gravel area. To the rear of the property there is an enclosed lawned garden with covered patio and shed.

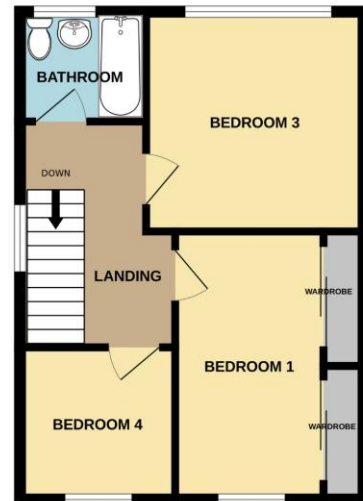
Agents Note

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GROUND FLOOR

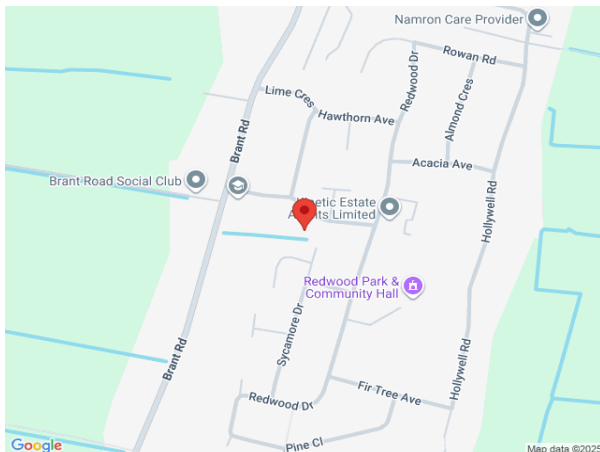


1ST FLOOR



VALLEY ROAD, LINCOLN, LN5 9BE

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		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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