



Coupland Close, Waddington



4



2



2

£400,000



Key Features

- Stone Built Detached Bungalow
- Cliff Village Location
- Three Bedrooms & Study
- Lounge & Dining Room
- Kitchen & Utility Room
- Ensuite, Cloak Room & Bathroom
- EPC rating C
- Freehold





Well Presented Stone Built Detached Bungalow situated in a secluded cul de sac position within the desirable cliff village of Waddington. The good sized accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloak Room, Three/Four Bedrooms or Study, Ensuite to Bedroom One and main Bathroom. The property benefits from Gas Central Heating and uPVC Double Glazing. Outside there is a gravelled driveway leading to the Detached Stone Double Garage and Gardens Front and Rear. No Onward Chain.

Entrance & Hallway

Door to front aspect, alarm panel, radiator, loft access and coving to ceiling.

Lounge 5.4m x 4.1m (17.7ft x 13.5ft)

Windows to both side and front aspects, radiator, coving to ceiling and real flame gas fire set within decorative surround.

Dining Room 4.2m x 3.5m (13.8ft x 11.5ft)

French doors to rear aspect and window to side aspect. Radiator and coving to ceiling.

Kitchen 4.2m x 2.9m (13.9ft x 9.6ft)

Window to front aspect. Fitted with a range of wall and base units with work surface over and one and a half bowl drainer sink unit with mixer tap over. Integrated appliances include Neff double oven, four gas burner hob with extractor hood over, fridge, freezer and dishwasher. Tiled splashbacks, tiled flooring, radiator and coving to ceiling.

Utility Room 2.7m x 2.4m (8.8ft x 7.9ft)

Window to front aspect and door to rear aspect. Fitted with base units with work surface over and stainless steel drainer sink unit with mixer tap over. Space and plumbing for washing machine, extractor fan, coving to ceiling, radiator, tiled flooring and wall mounted gas central heating boiler. Built in storage cupboard with radiator.

Cloak Room 1.8m x 0.9m (6ft x 3ft)

Window to side aspect. Fitted with a low level wc and wash hand basin. Radiator, extractor fan, tiled flooring and coving to ceiling.

Bedroom One 5.1m x 4.1m (16.6ft x 13.5ft)

Window to rear aspect, coving to ceiling and radiator.

Ensuite to Bedroom One 3.1m x 1.5m (10.1ft x 4.8ft)

Window to side aspect. Fitted with a low level wc, wash hand basin and tiled shower area with shower appliance. Heated towel rail and extractor fan. Part tiled walls and tiled flooring.

Bedroom Two 3.7m x 3.1m (12.3ft x 10.1ft)

Window to front aspect, radiator, coving to ceiling. Fitted wardrobes and dressing table.

Bedroom Three 3.1m x 3m (10.2ft x 9.8ft)

Window to rear aspect, radiator and coving to ceiling. Fitted dressing table.

Bedroom Four/Study 2.4m x 2.4m (7.8ft x 7.77ft)

Window to rear aspect, radiator and coving to ceiling.

Bathroom 3.2m x 1.4m (10.4ft x 4.7ft)

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled bath with shower from tap. Part tiled walls, tiled flooring, radiator and extractor fan.





Outside

To the front of the property is a lawned garden. A gravelled driveway leads to the Detached Double Garage. To the rear of the property is a secluded lawned garden with mature shrubs.

Detached Double Garage 5.7m x 5.5m (18.7ft x 18ft)

Stone built with personal side door, up and over main door, power and lighting.

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.



GROUND FLOOR
1657 sq.ft. (153.9 sq.m.) approx.



COUPLAND CLOSE, WADDINGTON, LN5 9NW

TOTAL FLOOR AREA : 1657 sq.ft. (153.9 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		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		