



- Modern Town House
- Very Well-Presented Throughout
- Popular Village Location
- Three Bedrooms, Master En-Suite

- Impressive 25'6" Living Area
- Parking For Two Cars
- Generous Rear Garden
- NO CHAIN!

Cole Avenue, Waddington, LN5 9TF
£232,000





Starkey&Brown are pleased to offer for sale this very well-presented modern townhouse, ideally located within this popular development in Waddington. Built by reputable developer Jelson Homes in 2024, the property stands upon a generous plot and briefly comprises an entrance hallway, ground floor WC, and an impressive 25'6 open plan living, dining and kitchen area with French doors overlooking the rear garden. To the first floor there are three well-proportioned bedrooms, an ensuite shower room to the master bedroom, and a family bathroom. Outside, the property benefits from a generous rear garden, parking for two vehicles to the rear and an adjacent area of land which could be utilised as extended garden or parking space, subject to the necessary consents. The property is being offered for sale with NO CHAIN. Call today to arrange a viewing. Council tax band: B. Freehold.



Entrance Hallway

Having a part-glazed composite front entrance door, a radiator, stairs rising to the first floor, and an understairs storage cupboard.

Ground Floor WC

Having low-level WC, corner wash hand basin with tiled splash backs, wood-effect vinyl flooring, a radiator and extractor.

Open Plan Living Area

25' 6" max x 15' 4" max (7.77m x 4.67m)

Having kitchen area with a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level oven, gas hob with cooker hood over, integral full-height fridge freezer, plumbing for a washing machine, concealed central heating boiler, ceramic tiled floor to kitchen area, carpeted floor to lounge and the dining area, a radiator and French doors overlooking the rear garden.

First Floor Landing

Having a radiator, access to the loft, and a linen cupboard.

Master Bedroom

12' 5" min x 8' 6" (3.78m x 2.59m)

Having a radiator.

En-Suite

Having a three-piece suite comprising a tiled shower cubicle with a mains-fed shower and folding glass shower door, pedestal wash hand basin, low-level WC, wood-effect vinyl flooring, heated towel rail, part-tiled walls, electric shaver point, extractor and LED downlights.

Bedroom 2

8' 8" x 8' 0" (2.64m x 2.44m)

Having a radiator.

Bedroom 3

10' 4" max x 6' 6" (3.15m x 1.98m)

Having a radiator.

Bathroom

Having a three-piece suite comprising a panelled bath with mains-fed shower and glass shower screen over, pedestal wash hand basin, low-level WC, wood-effect vinyl flooring, heated towel rail, part-tiled walls, LED downlights, electric shaver point and an extractor.

Outside Front

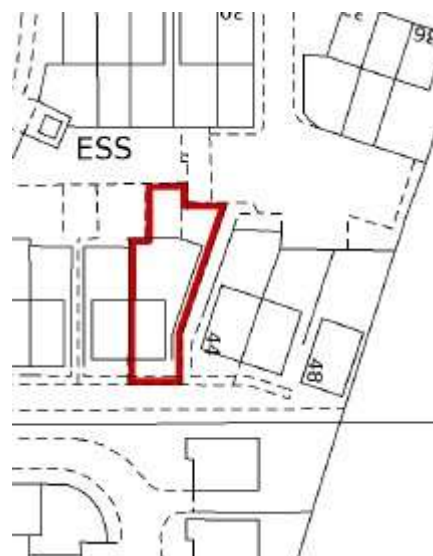
To the front of the property is a slate bed garden area with outside lighting, a storm canopy leading to the front entrance door, and a secure gate at the side leading to the rear garden.

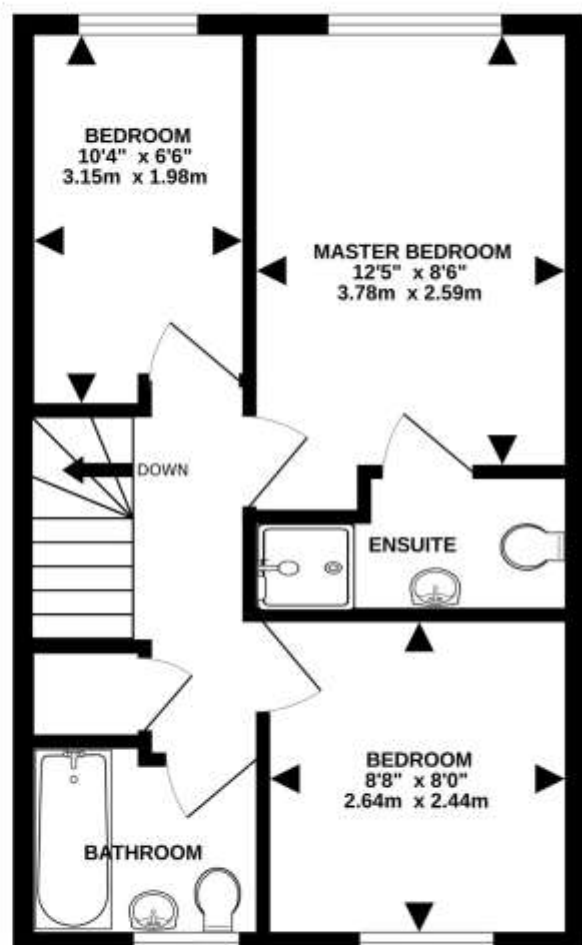
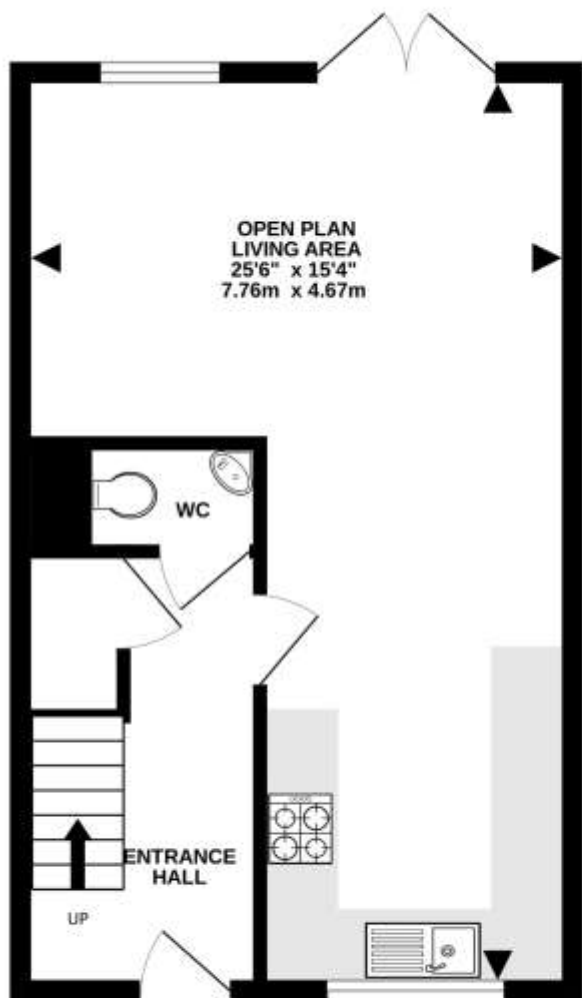
Outside Rear

To the rear of the property is a generous sized fully enclosed garden being mainly laid to lawn with a paved patio area and pergola over, raised timber decking area, space for garden shed, outside power point, a cold water tap. Gate leading to two parking spaces to the rear. The property also benefits from an additional area of land located to the rear of the garden, which could be utilised as additional garden or parking space subject to the necessary consents.

Agents Note

Service charges are payable for the maintenance of local communal areas and amount to £157.70 per annum. Call today for further information.





GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.

TOTAL FLOOR AREA: 775 sq.ft. (72.0 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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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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