

- Semi-Detached Home
- En-Suite & Family Bathroom
- Driveway For Two Vehicles
- Close To Local Amenities

- Well-Presented Throughout
- Contemporary Kitchen/Diner
- Private Enclosed Rear Garden
- Sold With No Onward Chain

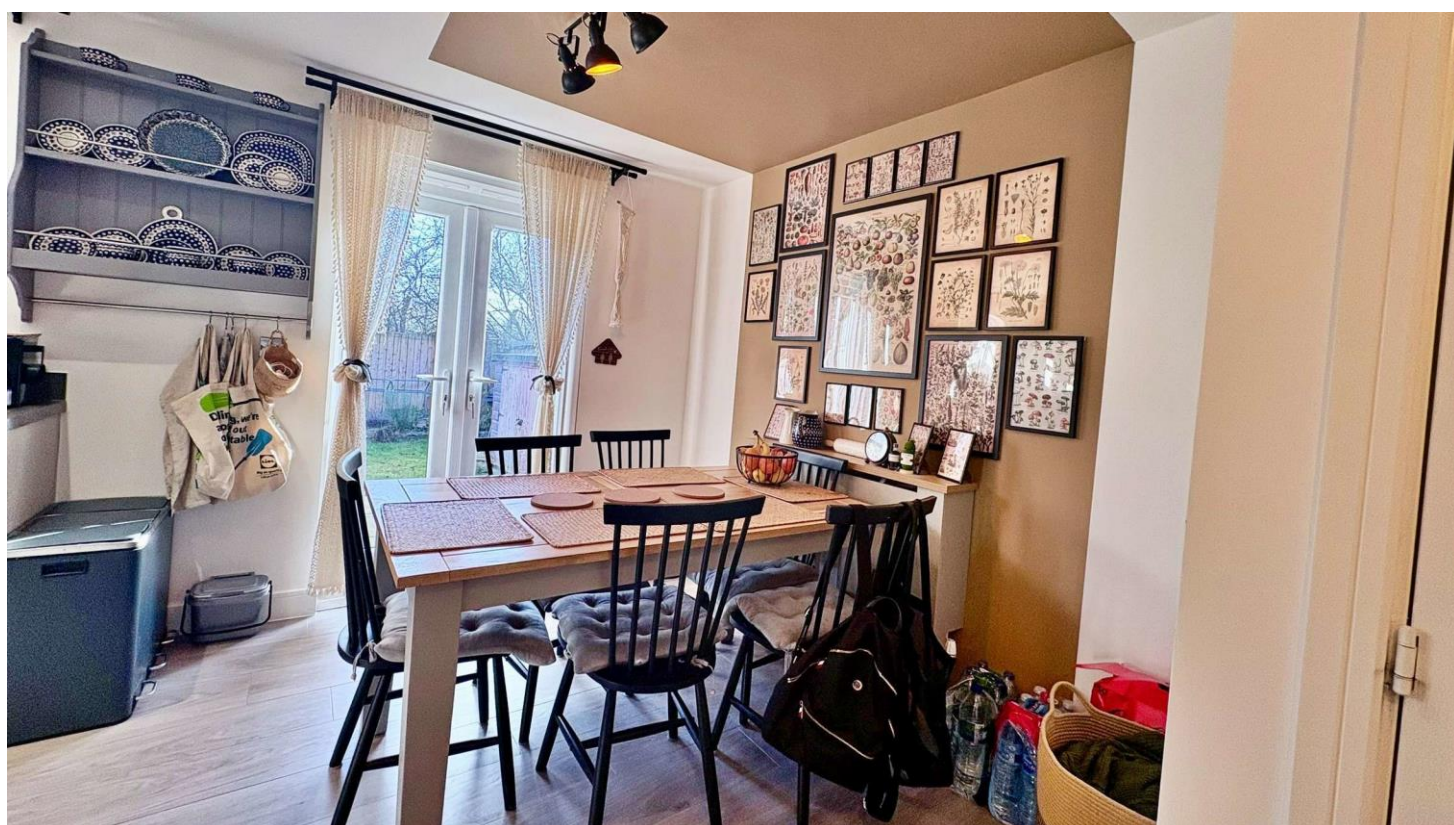
Fogg Close, Waddington, LN5 9ZL  
£235,000







Starkey&Brown are delighted to present this well-presented, three-bedroom semi-detached property positioned on Fogg Close within the popular village of Waddington. The property offers well-proportioned living throughout and would be an ideal purchase for families, first-time buyers, or investors. Accommodation briefly comprises a lounge, a fully-equipped kitchen-diner overlooking the rear garden, and a downstairs WC. Rising to the first floor, there are three bedrooms, two of which are doubles with the master bedroom benefitting from an en-suite shower room, along with a family bathroom. Externally, the property has two allocated parking spaces to the front. A private rear garden, perfect for entertaining or relaxation. Fogg Close is located within the sought-after village of Waddington, which has a wide range of local amenities, including shops, a doctor's surgery, schooling, countryside walks, and a regular bus service to Lincoln city centre. Council tax band: B. Freehold.





## uPVC composite door leading into:

### Hall

Tiled flooring, a small storage cupboard housing the fusebox, a radiator, and stairs rising to the first floor. Access to:

### Living Room

13' 9" x 12' 1" (4.19m x 3.68m)

Having a uPVC double-glazed window to the front aspect, herringbone LVT flooring, and a radiator. Access to:

### Kitchen Diner

15' 6" x 13' 3" (4.72m x 4.04m)

### Kitchen Area

Having a range of base and wall units with countertops, an integrated fridge freezer, an integrated double oven, an integrated dishwasher, a 4-ring electric hob with overhead extractor fan, an integrated washer dryer, a composite sink with mixer tap, laminate flooring, a uPVC double-glazed window to the rear, LED lighting, and a wall-mounted boiler (serviced annually).

### Dining Area

French doors leading to the rear, laminate flooring, and an understairs storage cupboard. Further access to:

### WC

Low-level WC, a wash hand basin, tiled flooring, and a chrome towel rail.

### First Floor Landing

Having laminate flooring, a radiator, and loft access. Further access to bedrooms and the family bathroom.

### Bedroom 1

12' 1" x 9' 3" (3.68m x 2.82m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, and a radiator. Access to:

### En-Suite

Three-piece suite comprising a walk-in shower cubicle, a low-level WC, a wash hand basin, a frosted double-glazed window to the front, laminate flooring, LED lighting, a radiator and an extractor fan.

### Bedroom 2

11' 2" x 8' 8" (3.40m x 2.64m)

Having a uPVC double-glazed window to the rear, laminate flooring, and a radiator.

### Bedroom 3

11' 11" x 6' 10" (3.63m x 2.08m)

Having a uPVC double-glazed window to the rear, laminate flooring, and a radiator.

### Family Bathroom

Three-piece suite comprising a panelled bath with handheld shower, a wash hand basin, a low-level WC, and an extractor fan.

### Outside Front

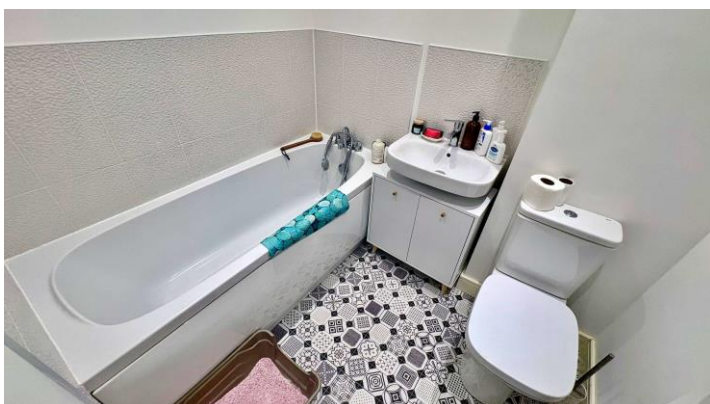
Parking for 2 vehicles, a variety of shrubs and hedges. Side access to the rear.

### Outside Rear

Fully fenced surround, a lawned area, a variety of flowerbeds, shrubs, and hedges. A patio area, a timber-built garden shed, an outside tap, and an electric power source. Side gate to the side of the property.

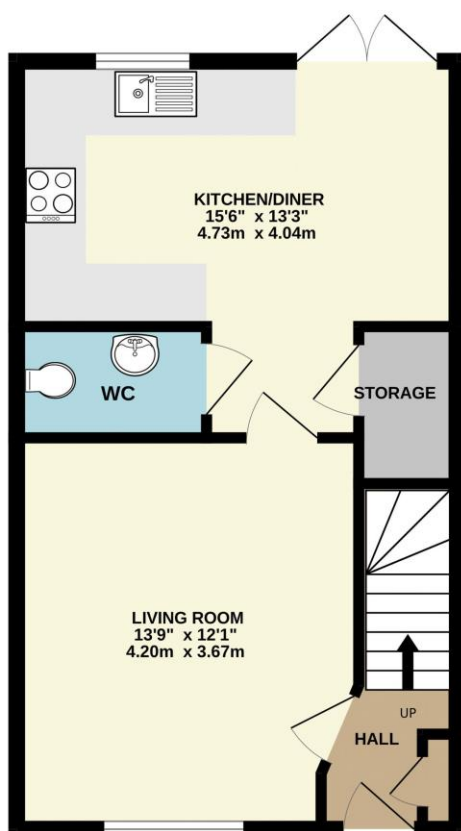
### Agents Note

There is an annual local maintenance charge of £178. This covers the upkeep of the communal gardens and roads.

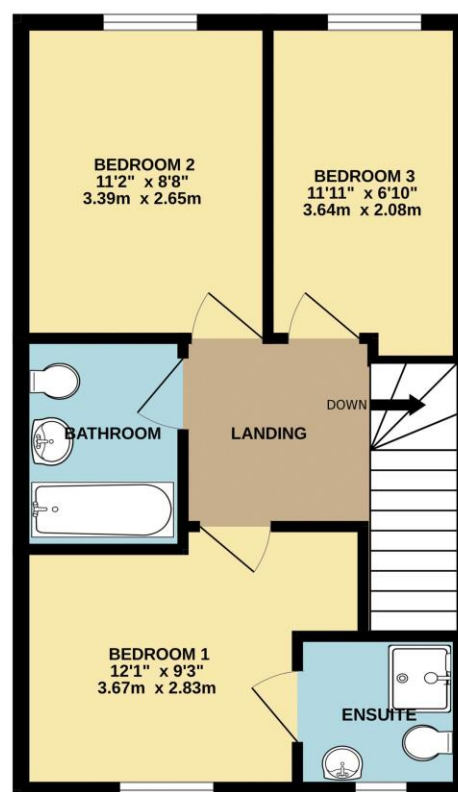




GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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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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