

Holmleigh, Manor Lane,

Waddington, LN5 9QD

Book a Viewing!

£450,000

Situated in the heart of the sought after Cliff Village of Waddington, a rare opportunity to acquire a characterful family home. The property offers an abundance of space, charm and versatility, all tucked away in a private position at the centre of the village. The accommodation is both spacious and well presented throughout, with a bright and welcoming conservatory providing the main entrance and leading into the entrance hall. The ground floor features a generous lounge, full of character and ideal for family living, together with a farmhouse-style kitchen/dining room, pantry, and rear hall with access to a substantial cellar, providing excellent storage potential. To the first floor are two impressive double bedrooms connected by a Jack and Jill en-suite shower room, whilst the second floor offers two further double bedrooms and a spacious four piece family bathroom, making the property perfectly suited to growing families. Externally, the property enjoys a secluded plot with a gated block paved driveway providing ample off-street parking and access to a double garage. A useful carport offers additional covered parking, whilst the established gardens are laid mainly to lawn with flowerbeds. A separate stone-built outbuilding provides further storage and enhances the practicality of this unique village home. Combining character, generous living accommodation and excellent outside space in one of Lincoln's most desirable villages, this is a rare opportunity to acquire a truly distinctive family residence. Viewing is highly recommended.





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LOCATION

Waddington is a highly regarded village located just a few miles south of Lincoln, combining a strong community atmosphere with excellent connectivity. The village offers a good range of everyday amenities including a Budgens Food store, pharmacy, doctors' surgery, local cafés, takeaways and well-regarded primary schools, making it particularly popular with families and professionals. The village is also home to RAF Waddington, which has long been an important part of the local community. Residents enjoy a selection of traditional public houses including The Horse & Jockey and The Three Horseshoes, together with a variety of local services and recreational facilities. Waddington's elevated position provides attractive views over the surrounding countryside, whilst the historic City of Lincoln, with its wealth of shopping, leisure and cultural attractions, is only a short journey away. This combination of village charm, excellent amenities and convenient access to the city makes Waddington one of the most sought-after locations in the Lincoln area.









ACCOMMODATION

CONSERVATORY
9' 10" x 8' 2" (3.02m x 2.50m) A bright and welcoming space with double glazed French doors to the garden and tiled flooring.

ENTRANCE HALL
With staircase to the first floor and original tiled flooring.

LOUNGE
18' 0" x 15' 4" (5.51m x 4.68m) With double glazed French doors opening onto the garden, a double glazed window to the side aspect, attractive open fireplace set within a feature surround, exposed stone walling, ceiling beams and two radiators, creating a characterful and welcoming reception room.

REAR HALL
With radiator and access to the cellar.

KITCHEN/DINER
18' 1" x 15' 3" (5.52m x 4.65m) A spacious and characterful kitchen featuring a large central wooden island with extensive worktop space and storage, complemented by traditional wooden cabinetry and an exposed stone wall. The room benefits from exposed ceiling beams, stone flooring and an impressive brick fireplace housing a range cooker. Additional features include a Belfast sink, induction hob, space for a fridge freezer and built-in shelving. Double glazed French doors allow plenty of natural light to fill the room while providing direct access to the garden.

PANTRY
With tiled flooring and storage shelving.

FIRST FLOOR LANDING
With staircase to the second floor and radiator.

BEDROOM 1
17' 10" x 15' 4" (5.44m x 4.69m) With double glazed window to the front aspect and radiator.

JACK AND JILL SHOWER ROOM
8' 5" x 6' 2" (2.58m x 1.88m) Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled walls, wood effect flooring, radiator and double glazed window to the front aspect.

BEDROOM 2
15' 2" x 14' 6" (4.63m x 4.42m) With double glazed window to the front aspect.

WALK-IN WARDROBE
With storage shelving and radiator.

SECOND FLOOR LANDING
With two radiators.

BEDROOM 3
17' 8" x 11' 7" (5.39m x 3.55m) With double glazed window to the front aspect and radiator.









BEDROOM 4
13' 4" x 8' 5" (4.08m x 2.58m) With double glazed window to the front aspect and radiator.

FAMILY BATHROOM
12' 11" x 8' 9" (3.96m x 2.68m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, part tiled walls, towel radiator, airing cupboard and double glazed window to the front aspect.

OUTSIDE
The property sits in a tucked away position in the village of Waddington. A gated block paved driveway provides ample off-street parking and access to a double garage. The garage has an electric roller door to the front, light and power. A carport to the side provides additional covered parking. The garden is laid mainly to lawn with flowerbeds. An additional stone outbuilding provides additional storage.

KEY FACTS FOR BUYERS

SERVICES
Mains Electric, water and drainage services available. Oil central heating.

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

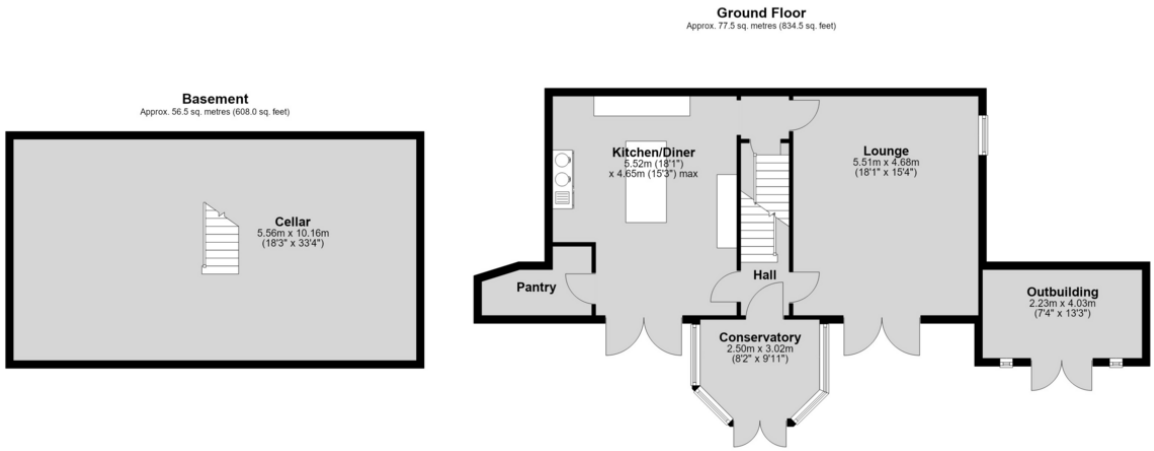
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Holmleigh









Total area: approx. 246.6 sq. metres (2653.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman