

349 Brant Road

Waddington, Lincoln, LN5 9AQ

Book a Viewing!

£237,950

A beautifully presented and recently refurbished three-bedroom semi-detached home, offering spacious open-plan living and finished to an excellent standard throughout. The property has undergone a comprehensive programme of improvements including a brand new fitted kitchen, brand new bathroom, new carpets and fresh redecoration throughout, creating a home that is ready to move straight into. Offered for sale with no onward chain, the property also benefits from a generous rear garden, driveway parking for multiple vehicles and further space for parking to the rear, making this an excellent opportunity for first-time buyers, families or those simply looking for a home with no immediate work required.





Brant Road, Waddington, Lincoln, LN5 9AQ







LOCATION
Waddington is one of the popular cliff villages to the South of Lincoln. The village itself offers a wide range of local amenities including schools, shops and public houses and there are regular bus services into Lincoln and Grantham.

ACCOMMODATION

ENTRANCE HALL
With tiled flooring, radiator, stairs rising to the first floor landing and access to the bathroom and main reception accommodation.

LOUNGE
3' 11" x 10' 8" (1.19m x 3.25m) A bright and spacious front facing reception room with UPVC double glazed window, radiator and feature fireplace. The lounge forms part of the impressive open-plan living space, flowing directly into the dining area.

DINING AREA
11' 1" x 10' 6" (3.38m x 3.2m) A generous dining space with ample room for a dining table, radiator and tiled flooring. The open-plan layout creates an excellent social space, connecting seamlessly with both the lounge and newly fitted kitchen.









KITCHEN
12' 4" x 11' 1" (3.76m x 3.38m) A brand new fully fitted kitchen comprising a range of modern wall and base units with complementary work surfaces and tiled splashbacks. There is a gas hob with electric oven and extractor over, together with spaces for a washing machine, tumble dryer and fridge freezer. Further features include tiled flooring, spotlights, radiator, wall-mounted gas combination boiler, UPVC double glazed windows to the side and rear aspects and a door providing access to the rear garden.

BATHROOM
A brand new three-piece bathroom suite comprising panelled bath with shower attachment over, WC and wash hand basin with vanity storage. Further benefits include mermaid boarding, lino flooring, radiator and frosted UPVC double glazed window to the rear aspect.

FIRST FLOOR LANDING
With UPVC double glazed window to the side aspect and access to all three bedrooms.

BEDROOM 1
16' 3" x 10' 8" (4.95m x 3.25m) A spacious front facing double bedroom with UPVC double glazed window, radiator, built-in wardrobe/storage cupboard and feature fireplace.

BEDROOM 2
10' 8" x 8' 10" (3.25m x 2.69m) A further good-sized double bedroom with UPVC double glazed window overlooking the rear garden and radiator.

BEDROOM 3
7' 6" x 7' 1" (2.29m x 2.16m) A flexible third bedroom with UPVC double glazed window to the rear aspect and radiator. The room would work equally well as a bedroom, nursery, dressing room or home office.

OUTSIDE
To the front of the property there is a driveway providing off-road parking for multiple vehicles. To the rear there is a spacious garden laid predominantly to lawn with a patio area, creating an excellent outdoor space for seating, entertaining and enjoying the warmer months. The garden also benefits from rear access with additional space to park a vehicle, together with an outbuilding providing useful external storage.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.





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

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

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

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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.

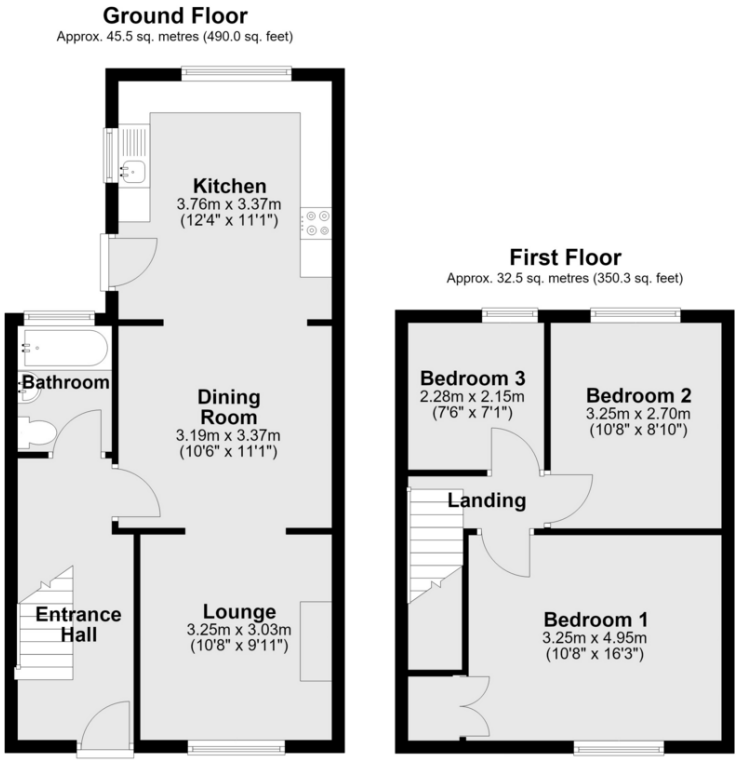
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1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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