



**9 Rutland Avenue, Waddington,
Lincoln, LN5 9FW**



£475,000

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A truly impressive Four Bedroom Executive Detached Home, occupying a generous corner plot within the highly sought after village of Waddington. Beautifully presented throughout, the property offers spacious and versatile living accommodation, a double garage and an abundance of natural light, with Three of the Four Double Bedrooms benefitting from attractive bay style windows. This is a home that has been thoughtfully designed for modern family living, combining elegant presentation with a well balanced layout. With Three separate Reception Rooms, a superb Open Plan Kitchen Diner and well proportioned Bedrooms throughout, the property provides both flexibility and a real sense of space, ideal for growing families or those seeking a high quality, ready to move into home. The accommodation comprises of a welcoming Entrance Hall, Lounge, Dining Room, Snug/Home Office, Kitchen Diner and Utility Room, alongside a downstairs WC. To the First Floor there are Four genuine Double Bedrooms, including a Principal Suite with En-suite and a stylish four piece Family Bathroom. Externally, the property benefits from a generous enclosed rear garden, extensive driveway parking and a double garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

A spacious and welcoming entrance, accessed via a composite UPVC front door with frosted glazing, providing access to three reception rooms, WC, storage cupboard, stairs rising to the first floor and radiator.

WC

Fitted with a close coupled WC and pedestal wash hand basin, complemented by tiled flooring and splashbacks, chrome heated towel rail and frosted UPVC double glazed window to the front aspect.

KITCHEN/DINER

11' 1" x 12' 11" (3.38m x 3.94m) A stylish and well appointed kitchen, fitted with a comprehensive range of wall and base units with granite work surfaces. Features include integrated Neff appliances, including dishwasher, induction hob and oven, along with an integrated fridge and freezer. A 1½ bowl stainless steel sink with mixer tap, tiled flooring, spotlights, ample space for dining furniture and UPVC double glazed window overlooks the rear garden.



LOUNGE

13' 10" x 13' 10 max" (4.22m x 4.22m) A beautifully presented dual aspect living space, flooded with natural light, featuring a bay style window to the side aspect, UPVC double glazed French doors opening onto the rear patio, feature fireplace with electric fire creates a focal point and radiator.



DINING ROOM

13' 0" x 10' 2 max" (3.96m x 3.1m) An elegant front facing reception room, ideal for formal dining, enhanced by a bay style window allowing excellent natural light, with additional window detail and radiator.

SNUG

12' 2 max" x 10' 1" (3.71m x 3.07m) A versatile bay fronted third reception room currently utilised as a home office, equally suited as a snug or playroom, with UPVC double glazed window to the front aspect and radiator.

UTILITY ROOM

A practical separate utility space with additional storage, stainless steel sink with drainer, plumbing for washing machine, wall mounted boiler, tiled flooring, radiator and UPVC door providing access to the rear garden.



FIRST FLOOR LANDING

A bright and airy landing space with feature window to the side aspect, providing access to all four bedrooms, family bathroom, airing cupboard and loft.

BEDROOM 1

16' 10" x 13' 10 max" (5.13m x 4.22m) A well proportioned principal bedroom with bay style window to the side aspect, built-in wardrobe storage, radiator and access to en-suite.



EN-SUITE

A modern suite comprising of a shower enclosure, WC and wash hand basin, with tiled flooring, splashbacks, chrome heated towel rail, vanity storage and frosted UPVC double glazed window.

BEDROOM 2

12' 4" x 11' 3 max" (3.76m x 3.43 m) A spacious rear facing double bedroom overlooking the garden, with UPVC double glazed window and radiator.

BEDROOM 3

13' 11" x 10' 2 max" (4.24m x 3.1 m) A front facing double bedroom with attractive bay style window and radiator.

BEDROOM 4

10' 11" x 10' 2 max" (3.33m x 3.1 m) A fourth genuine double bedroom, also benefitting from a bay style window to the front aspect and radiator.



BATHROOM

A contemporary four piece suite comprising of separate shower cubicle, bath, WC and wash hand basin, finished with tiled flooring and splashbacks, chrome heated towel rail, vanity storage, spotlights and frosted UPVC double glazed window.

OUTSIDE

The property sits on a generous corner plot, positioned behind a low brick wall, offering a strong sense of presence and kerb appeal. To the rear there is a fully enclosed garden, mainly laid to lawn with a substantial patio area ideal for outdoor dining and entertaining. The space is both private and practical, with side access, bin storage and external lighting. A large driveway provides parking for multiple vehicles and leads to the double garage, which benefits from power, lighting and pedestrian access to the rear.



DOUBLE GARAGE

18' x 16' 11" (5.49m x 5.16m) A brick built double garage with two up-and-over doors, power, lighting and a rear access door, offering excellent storage or workshop potential.



WEBSITE

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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.

GENERAL

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Ground Floor



First Floor



Total area: approx. 175.9 sq. metres (1893.0 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 and 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.



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