



**23 Adelaide Close**  
**Waddington, LN5 9XN**

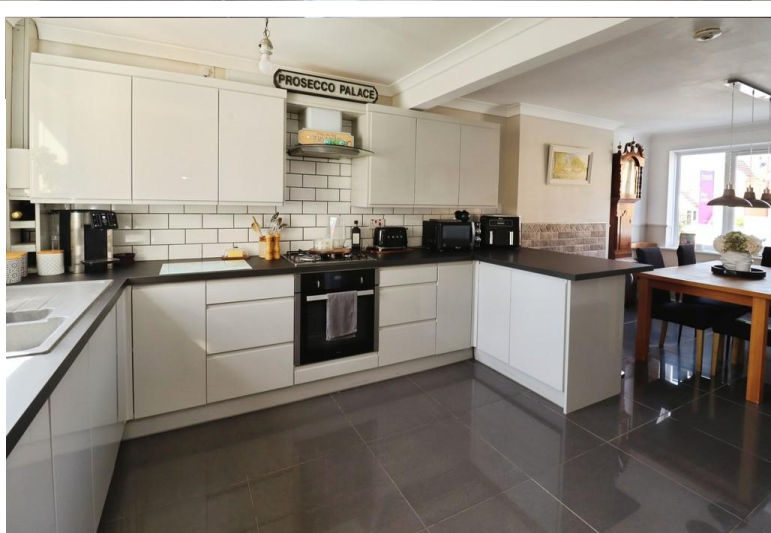
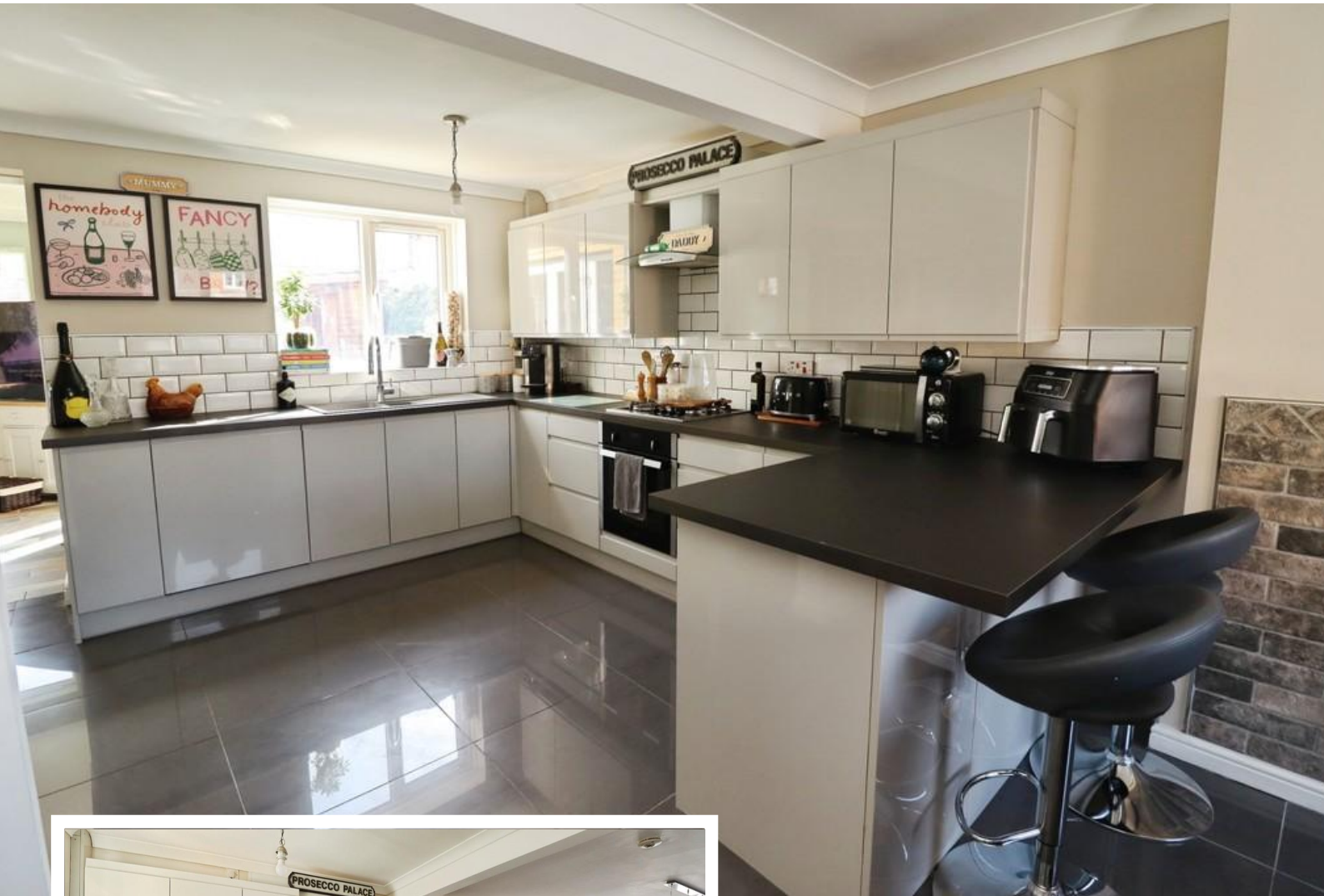


Book a Viewing!

**£300,000**

Tucked away at the end of a quiet cul-de-sac in the sought-after village of Waddington, this impressive Four Bedroom Detached Home has been thoughtfully extended and beautifully renovated by the current owners, offering spacious and stylish living throughout. The accommodation begins with a welcoming Entrance Hall leading into a stunning Kitchen/Diner, perfect for modern family life and entertaining. Additional Ground Floor features include a practical Utility Room, a Cloakroom/WC, and a comfortable Lounge complete with a charming log burner. In addition there is a generous Ground Floor Double Bedroom with a contemporary En-suite, ideal for guests, privacy or multi-generational living. Upstairs, the property continues to impress with Three well proportioned Bedrooms, including one with its own En-suite Shower Room, alongside a modern Family Bathroom. Externally, the home benefits from a driveway providing off-street parking, a low maintenance gravelled front garden and an enclosed rear garden.





#### SERVICES

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – C.**

**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.



#### ENTRANCE HALL

With staircase to the first floor.

#### KITCHEN/DINER

21' 7" x 13' 7" (6.59m x 4.15m) Fitted with a range of wall and base units with work surfaces over, electric oven with gas hob and extractor fan, 1 1/2 bowl sink with side drainer and mixer tap over, integrated dishwasher, breakfast bar, under stairs storage cupboard, tiled flooring and splashbacks, two radiators and double glazed windows to the front and rear aspects.

#### UTILITY ROOM

With spaces for washing machine and tumble dryer, radiator, tiled flooring and splashbacks.

#### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.

#### LOUNGE

14' 9" x 10' 7" (4.51m x 3.24m) With double glazed windows to the side and rear aspects, double glazed French doors to the rear garden, log burner set within a feature fireplace, tiled flooring and radiator.

#### BEDROOM 1

11' 0" x 8' 7" (3.37m x 2.64m) With double glazed bay window to the front aspect, vaulted ceiling with Velux window, spotlights and tall radiator.

#### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and splashbacks, towel radiator and spotlights.

#### FIRST FLOOR LANDING

With radiator.

#### BEDROOM 2

12' 7" x 10' 5" (3.85m x 3.20m) With double glazed window to the front aspect and radiator.

#### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, towel radiator and double glazed window to the front aspect.

#### BEDROOM 3

15' 7" x 8' 0" (4.75m x 2.44m) With double glazed window to the rear aspect, Velux window and two radiators.





## BEDROOM 4

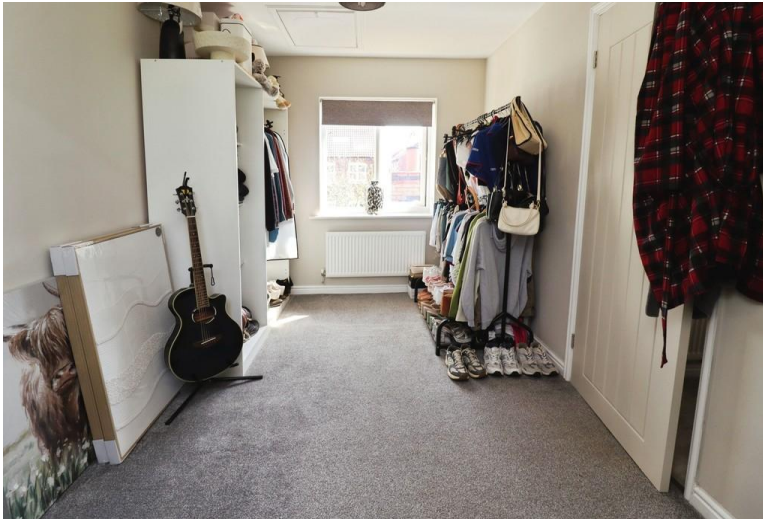
8' 8" x 7' 3" (2.65m x 2.23m) With double glazed window to the rear aspect and radiator.

## BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, tiled flooring, towel radiator and double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is a gravelled garden and a driveway providing off-street parking. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area directly accessed from the lounge, a further covered patio seating area at the bottom of the garden with built-in seating and lighting, substantial brick built shed with light and power.



### WEBSITE

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### 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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS 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.

### GENERAL

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:

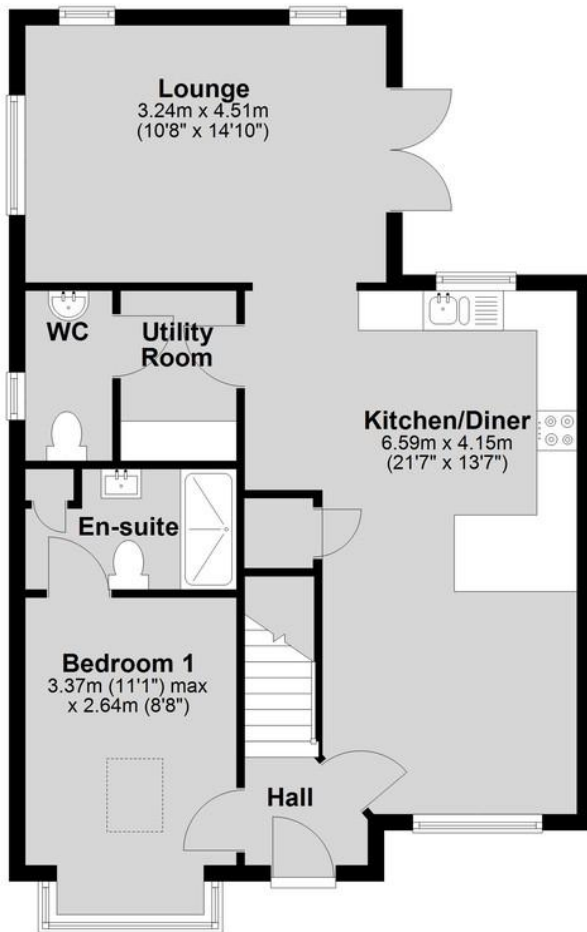
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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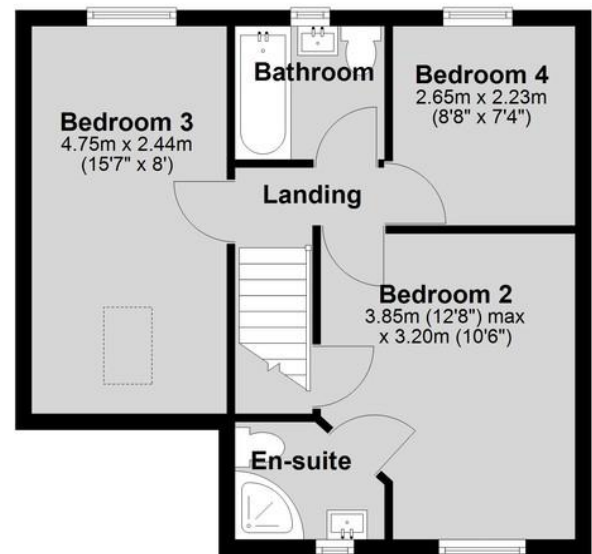
### Ground Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 103.2 sq. metres (1110.9 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 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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