

145 Station Road

Waddington, LN5 9QT

Book a Viewing!

£175,000

Three Bedroom Semi Detached Home occupying a generous plot and offered for sale with No Onward Chain. Requiring a programme of modernisation, the property presents an excellent opportunity for buyers looking to put their own stamp on a home, with plenty of scope to improve and add value. The accommodation comprises of an entrance hall, lounge, kitchen, lean-to utility area, ground floor bathroom, three bedrooms and generous gardens to the front and rear.





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LOCATION

Station Road occupies a particularly desirable position between the historic heart of Waddington Village and the convenience of the Brant Road area, offering an excellent balance of village living and day-to-day practicality. The location provides easy access to a wide range of amenities, including supermarkets, shops, cafés, schooling and regular public transport links into Lincoln. Families are well catered for with local primary schooling close by, whilst secondary schooling and further educational facilities can be found within Lincoln and the surrounding area. Lincoln City Centre is only a short drive away, providing an extensive range of shopping, leisure facilities, restaurants and historic attractions, including the Cathedral Quarter and Bailgate. Combining a well-established residential setting, excellent amenities and strong transport links, Station Road remains one of the most popular locations within the Lincoln area.

ACCOMMODATION

ENTRANCE

With frosted UPVC entrance door, radiator and staircase rising to the first floor landing. The hallway provides access into the main living accommodation.









LOUNGE
11' 6" x 10' 11" (3.51m x 3.35m) With UPVC window to the front aspect, radiator and feature fireplace. The room also benefits from a useful built-in storage cupboard.

KITCHEN
7' 6" x 9' 4" (2.29m x 2.87m) Fitted with a range of base and wall mounted cupboard units with complementary work surfaces. Features include a stainless steel sink, tiled flooring, radiator, space for a cooker with extractor above and a UPVC window overlooking the rear garden.

UTILITY ROOM
5' 5" x 10' 11" (1.66m x 3.35m) With further base units and worktop space. The area provides direct access to the rear garden and offers practical utility and storage space.

BATHROOM
7' 6" x 3' 11" (2.29m x 1.20m) Fitted with a three piece suite comprising bath with shower attachment, WC and wash hand basin, tiled splashbacks, vinyl flooring, extractor and a frosted UPVC window to the rear aspect.

BEDROOM 1
10' 1" x 7' 5" (3.08m x 2.27m) A generous double bedroom currently arranged as two separate areas, with two UPVC windows to the front aspect and radiator.

BEDROOM 2
9' 0" x 7' 4" (2.76m x 2.25m) With UPVC window overlooking the rear garden and radiator.

BEDROOM 3
6' 2" x 5' 10" (1.88m x 1.80m) With UPVC window and radiator. The room would also work well as a nursery, dressing room, guest bedroom or home office.

OUTSIDE
To the front of the property there is a lawned garden together with driveway parking for multiple vehicles. The rear garden is a particularly attractive feature of the property, occupying a generous plot predominantly laid to lawn and complemented by a paved patio area, garden shed and enclosed boundaries. The size of the plot offers excellent potential for keen gardeners, families and those seeking outdoor space.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A (North Kesteven District Council).

TENURE - Freehold.

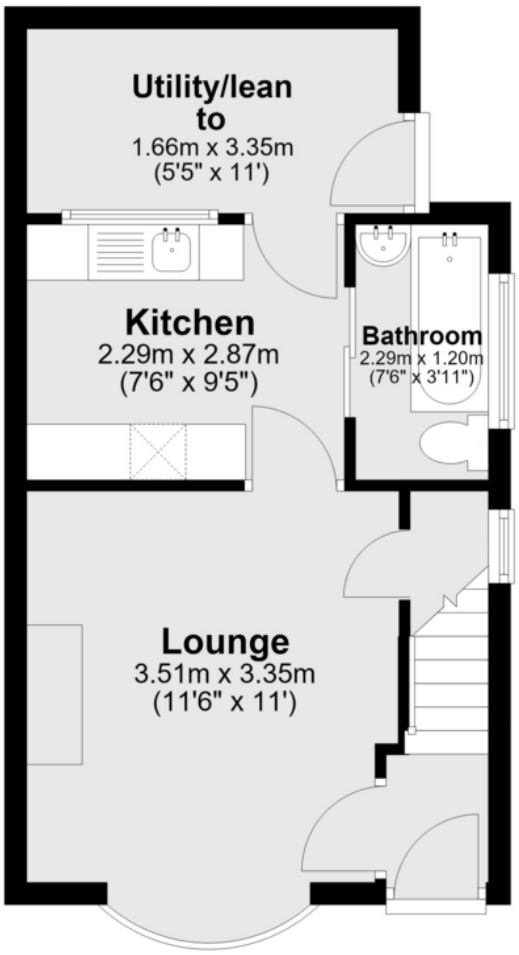
VIEWINGS - By prior appointment through Mundys.

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

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

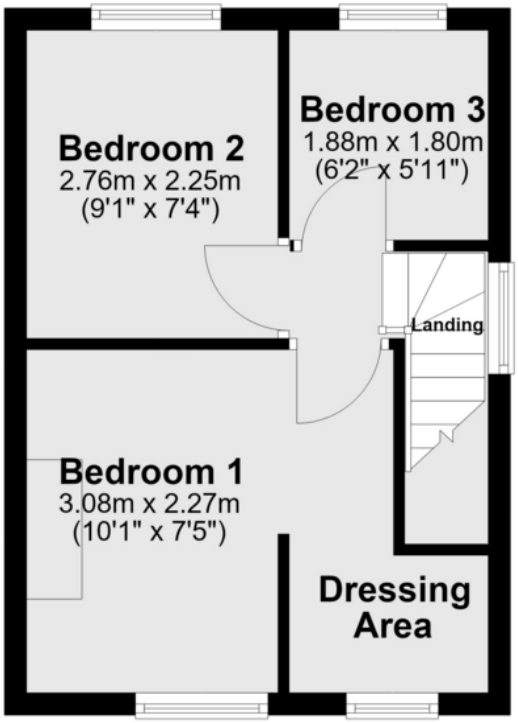
Ground Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



First Floor

Approx. 24.7 sq. metres (265.8 sq. feet)



Total area: approx. 55.4 sq. metres (595.9 sq. feet)

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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.

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29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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The Property Ombudsman