



Grantham Road, Waddington



£230,000



Key Features

- Semi-Detached Bungalow
- Fully Refurbished
- Extended
- Two Bedrooms
- Open Plan
- Two En-Suites
- EPC rating D
- Tenure: Freehold





-FULLY REFURBISHED- Two bedroom semi-detached bungalow, located in the popular Village of Waddington. This well presented property has been fully refurbished and extended to make a spacious home. Perfectly positioned within walking distance of local amenities such as shops, doctors, pubs and schools.

The accommodation on offer consists of Entrance Hall, WC, 24ft Open Plan Kitchen Living area and Two Double Bedrooms both with Ensuite Shower Rooms. To the front of the property there is a gravel driveway with electric gate entry. To the rear of the property there is an enclosed landscaped garden with two patio areas.



Entrance

External composite door to front aspect.

WC 1.4m x 1.42m (4'7" x 4'8")

Window to front aspect and fitted with low level WC, wash hand basin and radiator.

Lounge Area 7.36m x 3.86m (24'1" x 12'8")

Feature electric fireplace and utility storage cupboard with plumbing for washing machine.

Kitchen Diner 6.72m x 2.4m (22'0" x 7'11")

Two sets of patio doors and windows to rear aspect and fitted with a range of modern base units with worktops over, inset sink with drainer, electric oven, four ring induction hob with extractor over, integrated dishwasher and fridge freezer.



Bedroom One 3.11m x 3.26m (10'2" x 10'8")

Bay window to front aspect and radiator.

En-Suite One 1.14m x 1.82m (3'8" x 6'0")

Fitted with walk in shower, low level WC, wash hand basin, extractor and heated towel rail.

Bedroom Two 2.86m x 3.06m (9'5" x 10'0")

Window to side aspect and radiator.

En-Suite Two 2.16m x 1.06m (7'1" x 3'6")

Fitted with walk in shower, low level WC, wash hand basin and heated towel rail.



Outside Front

Gravel driveway with electric gate access with room for four cars.

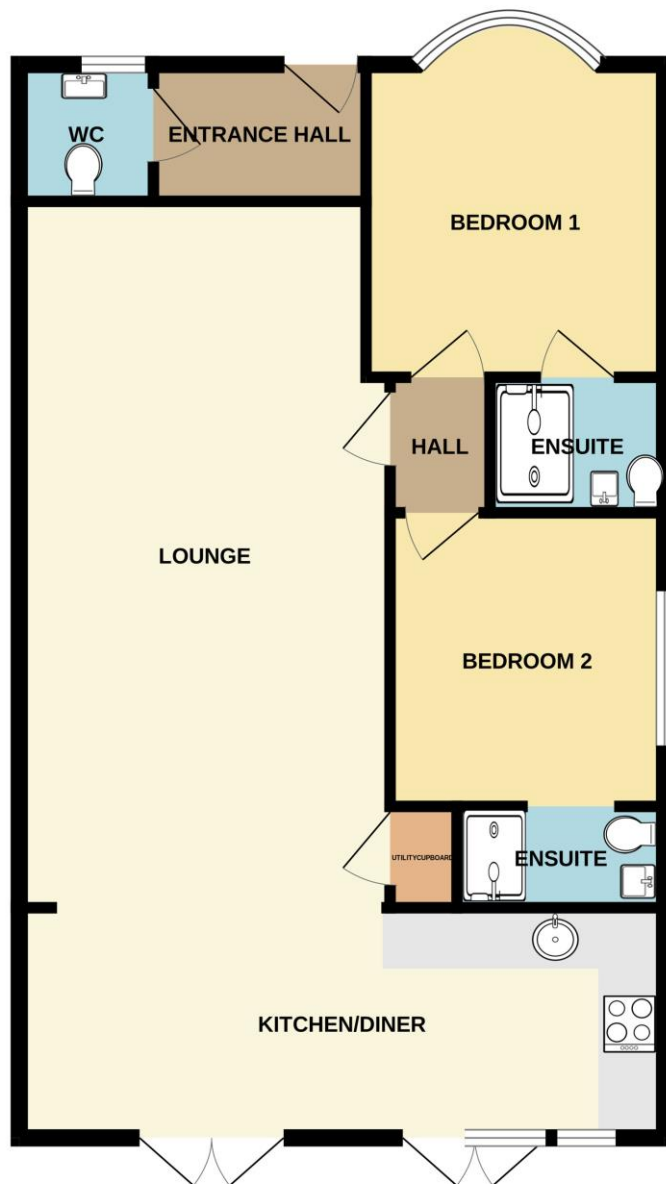
Outside Rear

Enclosed landscaped garden with a raised seating area, decorative patio with lawned garden.

Agent Note

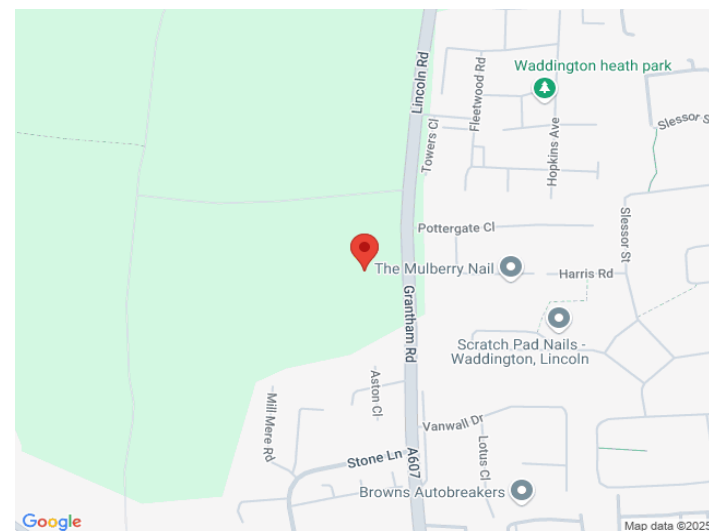
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TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		