

19 Coach Mews

Waddington, LN5 9FQ

Book a Viewing!

£165,000

A well presented mid town house situated in a convenient location within the ever popular village of Waddington. The internal accommodation briefly comprises of main entrance hall, lounge, kitchen diner with under stairs storage area, first floor landing leading to the two spacious bedrooms and the family bathroom. Outside there is an allocated parking space and rear garden.





19 Coach Mews, Waddington, Lincoln, LN5 9FQ







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.

ACCOMMOFATION

ENTRANCE HALL
With main entrance door, stairs to first floor and radiator.

LOUNGE
12' 8" x 9' 7 max" (3.86m x 2.92m) With UPVC window to the front elevation and radiator.

KITCHEN/DINER
12' 9" x 8' 9" (3.89m x 2.67m) Fitted with a range of wall and base units with drawers and work surfaces, 1 1/2 bowl sink unit and drainer, fitted oven and hob, extractor hood, Baxi gas central heater boiler, plumbing for washing machine, part tiled surround, radiator, UPVC window and UPVC French Doors.

FIRST FLOOR LANDING
With access to roof void.









BEDROOM
12' 9 max" x 10' 7" (3.89m x 3.23m) With two UPVC windows and radiator.

BEDROOM
10' 10" x 6' 3" (3.3m x 1.91m) With UPVC window and radiator.

BATHROOM
With recently fitted suite comprising bath and shower over, WC, wash hand basin and vanity unit, radiator, extractor fan and UPVC window.

OUTSIDE
There is an allocated parking space and enclosed rear garden.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

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

NOTE

Annual Service Charge Amount - £312.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
https://www.mundys.net/referrals/

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

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

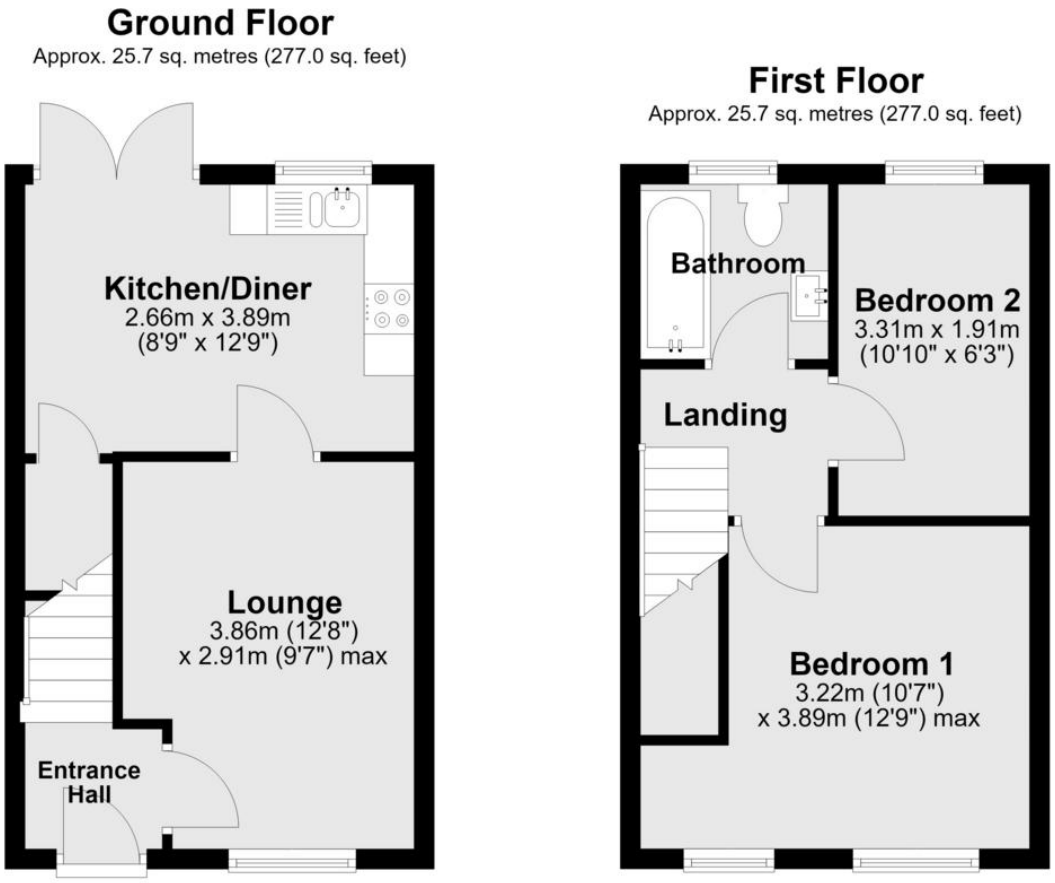
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 51.5 sq. metres (554.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 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.

The Property Ombudsman