

- Desirable cul-de-sac location in the sought-after village of Lower Waddington
- Well-presented detached family home with three good-sized bedrooms
- Spacious lounge, separate dining room and bright uPVC conservatory
- Modern fitted kitchen and en-suite to the master bedroom
- Driveway parking and integral single garage
- Established rear garden offering a pleasant and private outdoor space
- HIVE smart heating system and boiler still under warranty
- Fitted house alarm system for added security

Adelaide Close, Waddington, LN5 9XN,
£249,000



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Starkey&Brown are delighted to offer for sale this well-presented detached family home, pleasantly positioned within a quiet cul-de-sac in the highly desirable village of Lower Waddington. Offering spacious and well-balanced accommodation throughout, this property is ideally suited to modern family living. The ground floor accommodation briefly comprises an entrance lobby leading into a generous 14'6" lounge, providing a comfortable and inviting living space. There is a separate dining room with sliding patio doors opening into a bright uPVC conservatory, creating an excellent additional reception area and an ideal space for entertaining or relaxing while enjoying views over the rear garden. The property also benefits from a modern fitted 12'0" kitchen. To the first floor, a central landing provides access to three well-proportioned bedrooms. Bedroom one has the advantage of an en-suite shower room, along with a separate family bathroom. The property also benefits from loft access via a pull-down ladder, with the loft being partially boarded to provide convenient additional storage. Further benefits include a HIVE smart heating system, allowing remote control of the home's heating for improved energy efficiency, a boiler which remains under warranty, and a fitted house alarm system, offering additional peace of mind. Externally, the property enjoys a driveway providing off-road parking for several vehicles and giving access to an integral single garage. To the rear is a well-established garden offering a pleasant and private outdoor space, ideal for both relaxing and entertaining. Council tax band: C. Freehold.



Entrance Lobby

Having front entrance door. Door into:

Lounge

14' 6" x 10' 8" (4.42m x 3.25m)

Having wall mounted electric fireplace, radiator and stairs rising to first floor. Archway into:

Dining Room

10' 8" x 8' 6" (3.25m x 2.59m)

Having radiator and sliding patio door leading into:

Conservatory

11' 10" x 8' 8" (3.60m x 2.64m)

Being of uPVC construction with brick built base, ceramic tiled floor, fitted window blinds, ceiling fan and French door onto garden.

Kitchen

12' 0" x 8' 10" (3.65m x 2.69m)

Having a range of matching wall and base units, larder unit, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, electric cooker point, space for full height fridge freezer, space for additional fridge or freezer, plumbing for washing machine, plumbing for dishwasher and ceramic tiled floor. Door leading into garden.

First Floor Landing

Having airing cupboard housing hot water cylinder and access to loft with loft ladder.

Master Bedroom

14' 10" x 10' 10" max (4.52m x 3.30m)

Having radiator.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower, wash hand basin, low level WC, wood effect vinyl flooring and part tiled walls.

Bedroom 2

12' 7" x 8' 4" (3.83m x 2.54m)

Having radiator.

Bedroom 3

8' 6" x 7' 0" (2.59m x 2.13m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with handheld shower attachment over, pedestal wash basin, low level WC, vinyl flooring, radiator and part tiled walls.

Outside Front

To the front of the property there is a gravelled driveway with space for several vehicles, outside lighting and gate at side leading to rear garden.

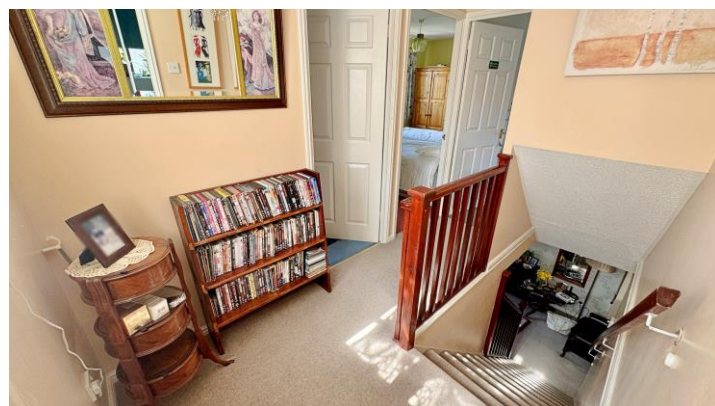
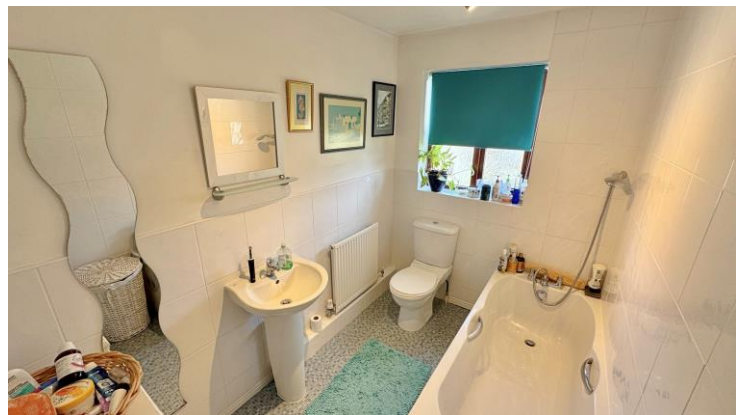
Garage

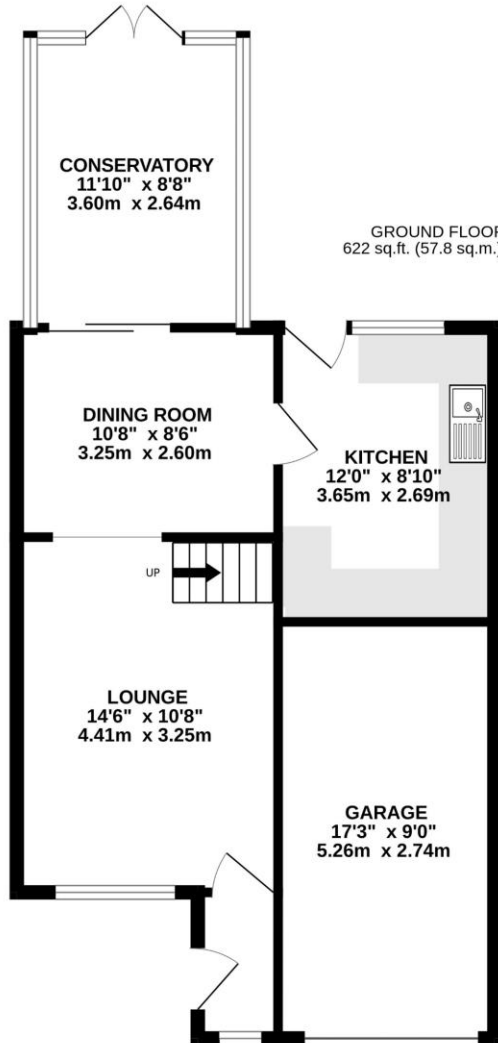
17' 3" x 9' 0" (5.25m x 2.74m)

Having up and over door, power and light. Worcester Bosch central heating boiler (installed approximately 2020 and serviced annually with a 10 year guarantee).

Outside Rear

To the rear of the property is a generous sized garden being mainly laid to lawn with a wide variety of flowers, plants, shrubs and trees, patio area, garden shed, cold water tap and outside lighting.

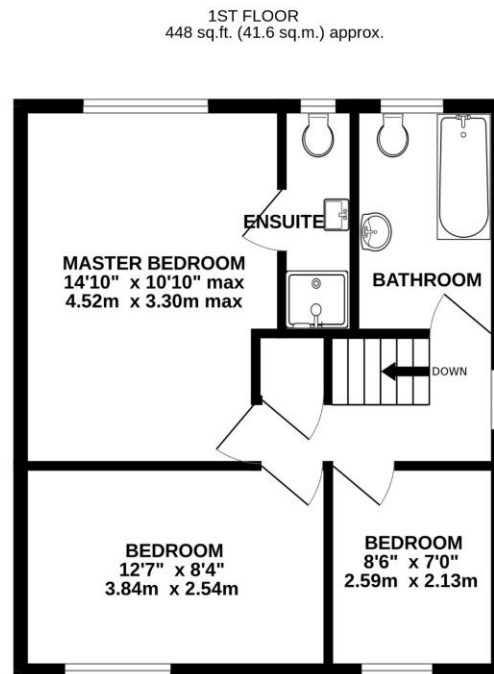




TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

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 as to their operability or efficiency can be given.

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