

# 10 The Sydings,

## Waddington, LN5 9PX

Book a Viewing!

## £585,000

Occupying an enviable position within the highly desirable village of Waddington, this magnificent five bedroom detached family home offers an outstanding blend of elegance, character and contemporary living, all within easy reach of the historic Cathedral City of Lincoln. Presented to an exceptional standard throughout, the property welcomes you with a welcoming Entrance Hall leading to a thoughtfully designed and spacious interior. The impressive Lounge forms the heart of the home, featuring a stunning Inglenook fireplace that creates a striking focal point and a wonderfully inviting atmosphere. Complementing the living space is a beautifully appointed modern Kitchen, a formal Dining Room ideal for entertaining, a practical Utility Room and a Cloakroom/WC. To the first floor, a superb galleried Landing provides access to five generously proportioned Bedrooms, including two luxurious En-Suite Bedrooms, together with a stylish Family Bathroom finished to a high standard. Externally, the property is approached via attractive gated entrances opening onto an extensive gravelled driveway, providing ample secure parking and access to the double garage. The enclosed rear garden offers a private and peaceful setting, perfect for outdoor entertaining, family gatherings or simply relaxing in the surrounding tranquillity. Combining substantial accommodation, superb presentation and a highly sought-after village location, this outstanding family residence represents a rare opportunity to acquire a home of genuine distinction. Early viewing is strongly recommended to fully appreciate the quality, space and lifestyle on offer.





**10 The Sydings, Waddington, LN5 9PX**







**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.

**ACCOMMODATION**

ENTRANCE HALL
With staircase to the First Floor, storage cupboard, decorative exposed brick wall and tiled flooring with underfloor heating.

CLOAKROOM/WC
With close coupled WC, wash hand basin in a vanity-style unit, tiled splashbacks, tiled flooring with underfloor heating, spotlights and double glazed window to the side aspect.

LOUNGE
22' 3" x 12' 10" (6.80m x 3.93m) With double glazed bay window to the front aspect, double glazed Bi-fold doors to the rear garden, gas fired log burner set within feature Inglenook fireplace, decorative ceiling beams, spotlights and underfloor heating.









KITCHEN
18' 2" x 12' 11" (5.55m x 3.94m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, Range cooker, integrated dishwasher and fridge freezer, tiled flooring with underfloor heating, spotlights and double glazed window to the rear aspect.

DINING ROOM
12' 2" x 10' 4" (3.73m x 3.16m) With double glazed Bi-fold doors to the garden, spotlights and tiled flooring with underfloor heating.

UTILITY ROOM
10' 8" x 7' 10" (3.27m x 2.41m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, spotlights, double glazed window and door to the side aspect, personnel door to the garage and tiled flooring with underfloor heating.

FIRST FLOOR LANDING
With double glazed window to the front aspect and airing cupboard.

BEDROOM 1
23' 6 (max)" x 18' 5" (7.16m x 5.63m) With three double glazed windows to the front and side aspects, built-in wardrobes, spotlights and radiator.

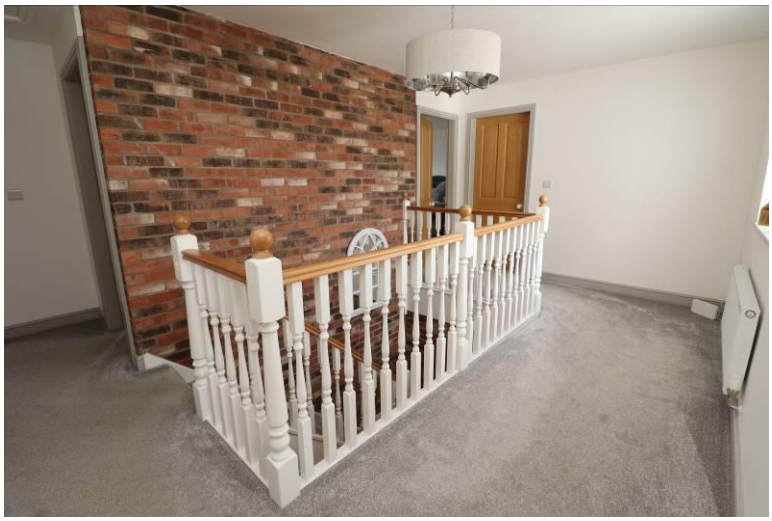
EN-SUITE BATHROOM
Fitted with a modern four piece suite comprising of panelled bath, shower cubicle, wash hand basin in a vanity unit and close coupled WC, tiled splashbacks, laminate flooring, spotlights, chrome towel radiator and Velux window.

BEDROOM 2
13' 3" x 11' 1" (4.06m x 3.39m) With double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM
Fitted with a modern three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, tiled splashbacks, laminate flooring, spotlights, chrome towel radiator and double glazed window to the side aspect.

BEDROOM 3
12' 11" x 12' 3" (3.94m x 3.74m) With double glazed window to the rear aspect and radiator.

BEDROOM 4
12' 3" x 9' 11" (3.74m x 3.04m) With double glazed window to the rear aspect, range of fitted wardrobes and drawers, fitted dressing table and radiator.









BEDROOM 5
9' 8" x 9' 2" (2.95m x 2.81m) With double glazed window to the front aspect and radiator.

BATHROOM
Fitted with a modern four piece suite comprising of panelled bath, shower cubicle, wash hand basin in a vanity unit and close coupled WC, tiled splashbacks, laminate flooring, spotlights, chrome towel radiator and double glazed window to the side aspect.

OUTSIDE
To the front of the property there is a large gravelled driveway behind high-level wall with gated access, providing off-street parking for multiple vehicles and access to the double garage. The garage has twin up and over doors, personnel door to the Utility Room, wall-mounted gas-fired central heating boiler, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area and decorative shrubs.

**KEY FACTS FOR BUYERS**

**SERVICES**
All mains services available. Gas central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – E.

**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





**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**
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.

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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.

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**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.

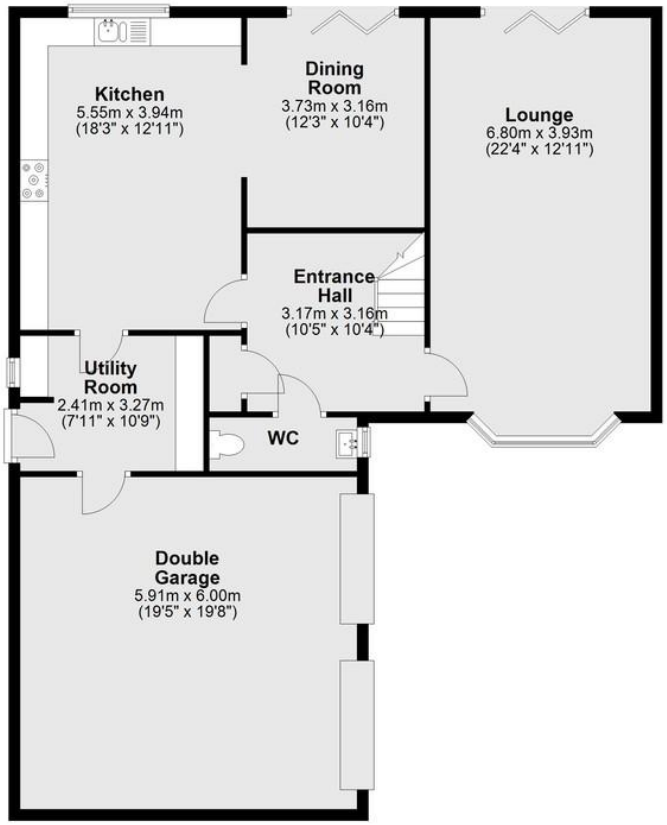
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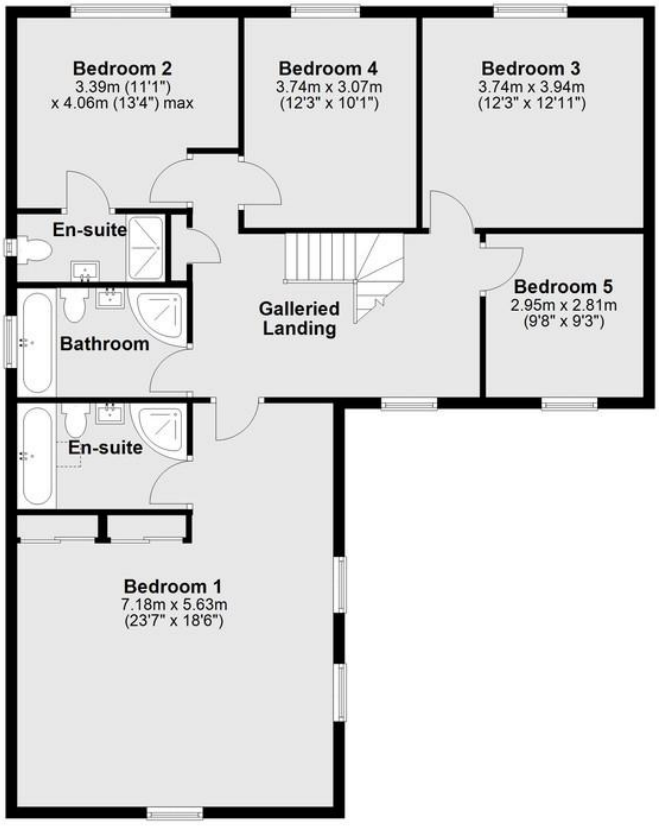
## Ground Floor

Approx. 119.9 sq. metres (1290.9 sq. feet)




## First Floor

Approx. 118.3 sq. metres (1273.8 sq. feet)




Total area: approx. 238.3 sq. metres (2564.7 sq. feet)


**29 – 30 Silver Street**
**Lincoln**
**LN2 1AS**
**01522 510044**

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**Market Rasen**
**LN8 3EH**
**01673 847487**

**22 King Street**
**Southwell**
**NG26 0EN**
**01636 813971**

**46 Middle Gate**
**Newark**
**NG24 1AL**
**01636 700888**



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The Property Ombudsman


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