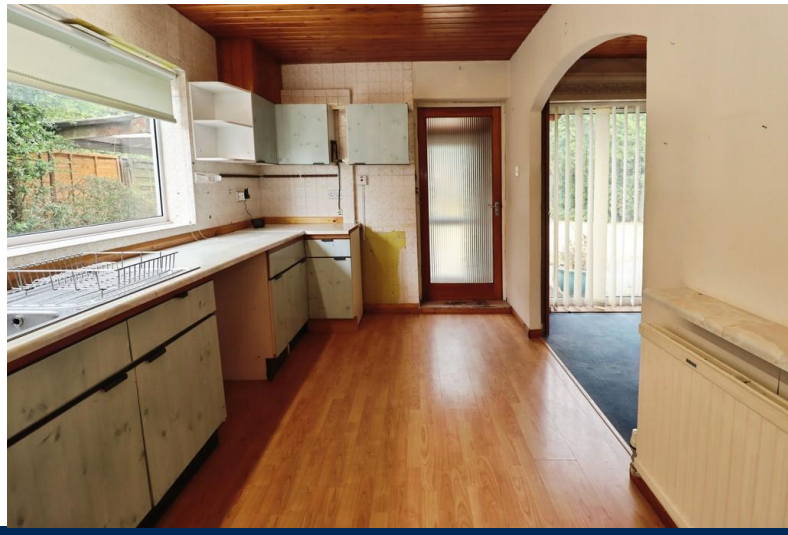
# 17 Vanwall Drive

Waddington, Lincoln, LN5 9LT

Book a Viewing!

## £175,000

A spacious and versatile two bedroom detached bungalow, occupying a pleasant position within the highly sought after Cliff village of Waddington. Offering well proportioned accommodation throughout, the property presents an exciting opportunity for a purchaser to modernise and create a wonderful home tailored to their own tastes and requirements. The accommodation comprises a welcoming Entrance Porch, Hallway, generous Lounge, separate Dining Room, fitted Kitchen, two well appointed Bedrooms and a Family Bathroom. Externally, the property enjoys an attractive front garden, a long driveway providing ample off-road parking and a single garage. To the rear there is a private, enclosed garden offering an ideal space for relaxing or entertaining. Situated in one of Lincoln's most desirable villages, with an excellent range of local amenities and superb transport links, this bungalow offers fantastic potential in a prime residential location. Early viewing is highly recommended. NO CHAIN.



## Vanwall Drive, Waddington, Lincoln, LN5 9LT

**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**

PORCH
With double glazed windows to the front and side aspects and tiled flooring.

ENTRANCE HALL
With airing cupboard and radiator.

LOUNGE
17' 6" x 12' 0" (5.34m x 3.67m) With double glazed windows to the front and side aspects, open fire set within decorative brick fire surround and radiator.

KITCHEN
13' 4" x 7' 11" (4.08m x 2.42m) 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 washing machine, cooker dishwasher and fridge freezer, tiled splashbacks, laminate flooring, radiator and double glazed window to the side aspect.

DINING ROOM
9' 0" x 5' 3" (2.76m x 1.61m) With double glazed picture window to the rear aspect and radiator.

BEDROOM 1
12' 11" x 10' 10" (3.96m x 3.31m) With double glazed window to the front aspect, fitted wardrobes and radiator.

BEDROOM 2
12' 7" x 10' 10 (max)" (3.85m x 3.3m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

BATHROOM
Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit with storage cupboard beneath and close coupled WC, tiled walls, radiator and double glazed window to the rear aspect.

REAR LOBBY
With door to the rear garden.

BOILER ROOM
With wall mounted gas fired central heating boiler and double glazed window to the rear aspect.

OUTSIDE
To the front of the property there is a lawned garden with mature shrubs inset. There is a driveway providing off street parking for multiple vehicles and access to the garage. The garage has an up and over door to the front, light and power. To the rear there is a private enclosed garden laid to lawn with patio seating area, mature shrubs and summer house.

**KEY FACTS FOR BUYERS**

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

**EPC RATING –** C.

**COUNCIL TAX BAND** – C.

**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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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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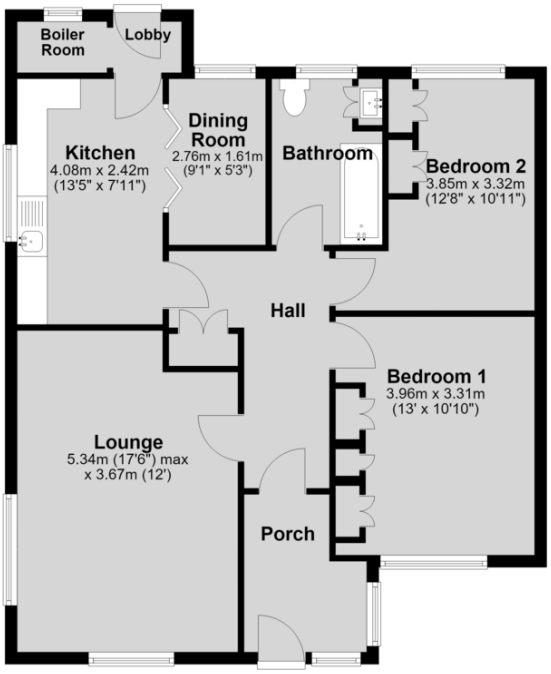
## Ground Floor

Approx. 79.9 sq. metres (860.3 sq. feet)




Total area: approx. 79.9 sq. metres (860.3 sq. feet)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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