



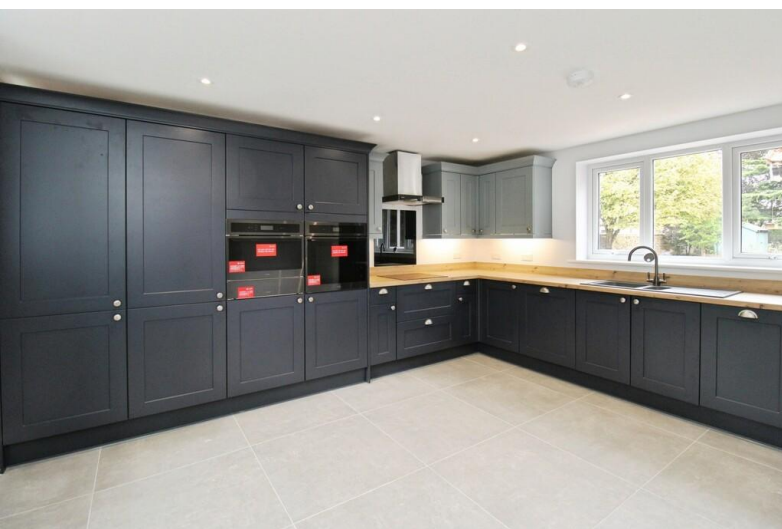
**Rufflands, High Street, Waddington,
Lincoln, LN5 9RF**



Book a Viewing!

£650,000

An excellent and substantially improved detached family home within the highly sought-after cliff village of Waddington. The property offers spacious and versatile living accommodation throughout. The property comprises an Entrance Porch, Entrance Hall, Lounge, Sitting Room, Dining Room, Reception Hallway, newly fitted Kitchen with Integrated Appliances, Utility Room and a ground floor Shower Room. To the first floor there is a Landing giving access to four Bedrooms, a Family Bathroom and an additional Bathroom. Outside, a driveway provides ample off-road parking for numerous vehicles and gives access to the attached Double Garage, with an additional Workshop/Storage Area. The property is set within mature gardens, including a lawned front garden and an extensive rear garden which is predominantly laid to lawn. The property is being sold with No Onward Chain. Viewing is highly recommended to fully appreciate the size, presentation, and desirable location of this impressive family home.





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 PORCH

4' 2" x 6' 4" (1.27m x 1.93m) With UPVC double glazed windows, main entrance door and inner door leading to entrance hall.

ENTRANCE HALL

With tiled floor, leading through to the inner hallway, UPVC window to side elevation, two radiators, rear entrance door, understairs storage area and stairs rising to first floor.

LOUNGE

21' 3" x 11' 0" (6.48m x 3.35m) With UPVC bay window to rear elevation, UPVC sliding patio doors and two radiators.

SITTING ROOM

15' 11" x 11' 7" (4.85m x 3.53m) With UPVC box bay window to front elevation and radiator.



DINING ROOM

14' 10" x 10' 10" (4.52m x 3.3m) With two UPVC windows and radiator.

KITCHEN

14' 11" x 14' 5" (4.55m x 4.39m) Fitted kitchen, with UPVC windows to front and rear elevations, integral fridge and freezer, two fitted ovens and warming drawer, induction hob, extractor hood, 1 ½ bowl sink unit and drainer, integrated dishwasher, range of fitted kitchen units, large pan drawers, work surfaces, tiled floor and radiator.

UTILITY ROOM

6' 8" x 5' 9" (2.03m x 1.75m) With fitted base cupboards, sink and drainer, work surface, further fitted wall units, washing machine and tumble dryer, radiator, extractor fan, UPVC window to rear elevation and tiled floor.



SHOWER ROOM

11' 0" x 3' 1" (3.35m x 0.94m) With walk-in shower area, towel radiator, WC, hand wash basin, tiled floor, part tiled surround and UPVC window.

FIRST FLOOR LANDING

With three UPVC windows to rear elevation and radiator.

BEDROOM

14' 11" x 11' 11" (4.55m x 3.63m) With UPVC window to front elevation and radiator.

BEDROOM

11' 1" x 11' 1" (3.38m x 3.38m) With UPVC window to front elevation and radiator.



BEDROOM

15' 11" x 11' 11" (4.85m x 3.63m) With two UPVC windows to front and rear elevations and radiator.

BEDROOM

10' 9" x 10' 10" (3.28m x 3.3m) With UPVC window to front elevation and radiator.

FAMILY BATHROOM

11' 1" x 7' 2" (3.38m x 2.18m) With bath, WC, fitted shower cubicle, wash basin with vanity unit below, UPVC window, towel radiator, inset spotlights and extractor fan.

BATHROOM

9' 6" x 7' 9" (2.9m x 2.36m) With bath, hand wash basin with vanity cupboard below, WC, UPVC window to rear elevation, inset spotlights, extractor fan, tiled floor, part tiled surround, towel radiator and a range of fitted cupboards.



OUTSIDE

The property is situated in a pleasant position with a blocked paved driveway providing off road parking/hardstanding for vehicles and access to the double garage. There is a mature lawned front garden which leads to the extensive rear garden with a wide variety of mature shrubs and trees, extensive lawned area, patio area, shed and summer house.

DOUBLE GARAGE



Garage and further garage with workshop area behind.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

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](https://www.mundys.net)

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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<https://www.mundys.net/referrals/>

BUYING YOUR HOME

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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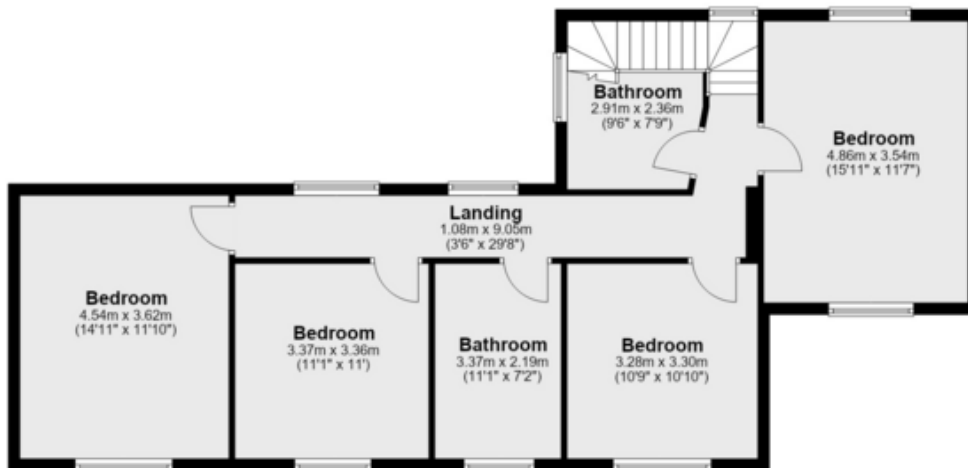
Ground Floor

Approx. 112.4 sq. metres (1210.1 sq. feet)
(excluding Passage, Garage, Garage & Workshop Area)



First Floor

Approx. 85.3 sq. metres (918.1 sq. feet)



Total area: approx. 197.7 sq. metres (2128.2 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

Rufflands, High Street, Waddington, Lincoln

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 and 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.

