



- No Onward Chain
- Extended Semi-Detached Bungalow
- Three Bedrooms
- Lounge & Dining Room
- Conservatory
- Shower Room
- Low Maintenance Garden
- Driveway Parking, Garage With New Electric Door

Marina Close, Waddington, LN5 9NL
£219,950





Offered with no onward chain, this three-bedroom semi-detached property represents a rare opportunity, having had only one owner from new since its construction in 1975. Nestled in a highly peaceful cul-de-sac position on Marina Close, the home benefits from a quiet, low-traffic environment while remaining exceptionally close to Waddington's extensive local amenities, including Budgens supermarket, well-regarded medical practices, and a post office. The versatile layout includes a dedicated double-bay fronted lounge, a separate dining room, a fitted kitchen, a bright conservatory, and a modern shower room, with internal comfort ensured by full gas central heating which includes a boiler last serviced in October 2025. Externally, the property boasts beautifully manicured front lawns, a private, low-maintenance rear garden, convenient driveway parking, and a detached garage fitted with a brand-new electric door in December 2025. This ideal home perfectly balances a tranquil lifestyle with the superb convenience of a vibrant village community and excellent, regular bus links running directly into the historic city of Lincoln. Council tax band: B. Freehold.



Entrance Hallway

A welcoming introduction to the home featuring a secure uPVC double-glazed entrance door to the front aspect. A double-glazed uPVC window to the side aspect. This space provides direct access into the dining room as well as the remaining ground-floor accommodation.

Dining Room

13' 10" x 11' 6" (4.21m x 3.50m)

A dedicated formal dining space ideal for family meals. The room features a uPVC double-glazed window to the side aspect, a wall-mounted single radiator, and provides a seamless flow with direct access into the lounge, kitchen, and the inner hallway.

Lounge

15' 10" x 13' 4" (4.82m x 4.06m)

A spacious main reception room boasting two uPVC double-glazed bay windows to the front aspect and a double radiator. A uPVC sliding door from the lounge accessing the conservatory and a Dimplex electric fire with surround.

Conservatory

9' 7" x 8' 4" (2.92m x 2.54m)

Constructed of uPVC and brick, this bright addition provides excellent views of the outdoor space. Features include multiple power points, tiled flooring, and double-glazed French doors that lead directly out onto the rear garden.

Kitchen

17' 3" x 8' 0" (5.25m x 2.44m)

Positioned off the dining room, this well-equipped kitchen features a range of eye and base-level wooden units and an oven with a freestanding hob. There is ample space and plumbing for further freestanding appliances. The room is exceptionally bright, benefiting from two uPVC double-glazed windows to the side aspect. An additional internal door leads directly into the utility room.

Utility Room

19' 2" x 6' 0" (5.84m x 1.83m)

A generous utility space of breeze block construction with external cladding. It features space and plumbing for a wide range of white goods, a practical sink and drainer unit, and securely houses both the gas and electric meters. A door provides direct access to the rear garden.

Inner Hallway

11' 0" x 5' 5" (3.35m x 1.65m)

Accessible from the dining room, the inner hallway features a built-in airing cupboard housing the gas combination central heating boiler fitted in 2015 and also provides access to the loft. Loft hatch with loft ladder and electric light. This hallway provides access to all three bedrooms and the shower room.

Master Bedroom

13' 9" x 8' 11" (4.19m x 2.72m)

A generous double bedroom featuring a uPVC double-glazed window to the side aspect. The room comes complete with a single radiator, built-in wardrobe space, and coving to the ceiling.

Bedroom 2

9' 9" max x 11' 0" (2.97m x 3.35m)

Another spacious bedroom boasting a built-in wardrobe, a uPVC double-glazed window to the side aspect, coving, and a single radiator.

Bedroom 3

10' 6" x 8' 2" (3.20m x 2.49m)

Featuring a uPVC double-glazed window to the side aspect, coving and a single radiator.

Shower Room

7' 11" x 5' 9" (2.41m x 1.75m)

Fitted with a modern three-piece suite comprising a corner shower cubicle unit, WC, and a wash hand basin. Additional features include a heated towel rail, an extractor fan, and an obscure uPVC double-glazed window to the side aspect.

Rear Garden

An enclosed and private rear garden with secure fenced perimeters. Designed primarily for ease of maintenance, the outdoor space is mostly paved. It comes fully equipped with a timber garden shed, an external water source, and a side access gate leading to the driveway.

Garage & Parking

A driveway accessible directly from Marina Close provides ample off-road parking. This leads to a detached garage, which benefits from power, lighting, a uPVC door to the rear, and a newly fitted electric roller door installed in December 2025.

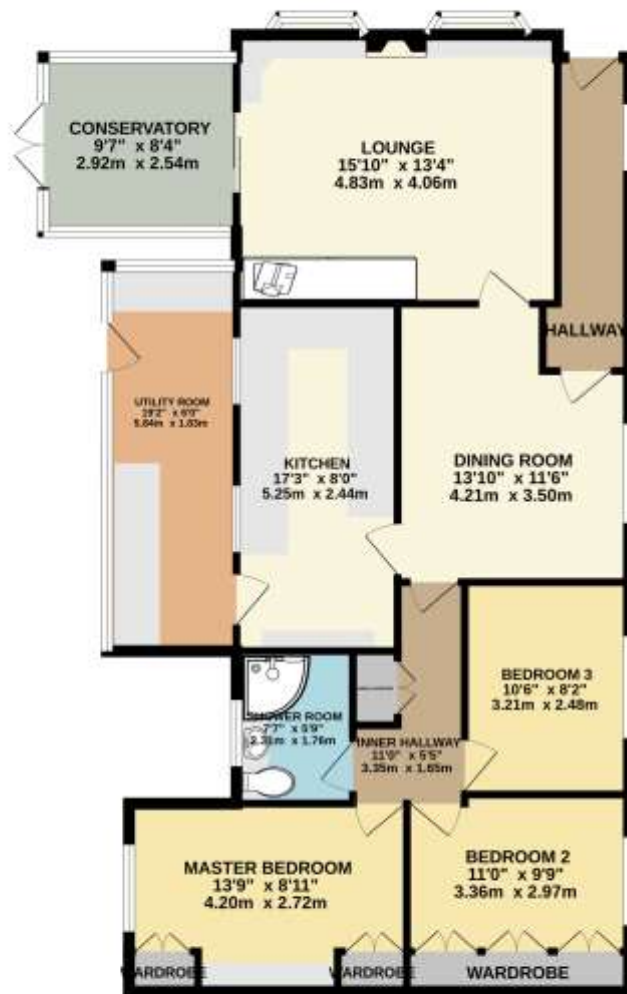
Front Garden

To the front of the property are beautifully maintained, manicured gardens primarily laid to lawn, complemented by a selection of mature shrubs and decorative plants, adding excellent kerb appeal.





GROUND FLOOR
1175 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, walls, doors 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 a guide only. Prospective purchasers should make their own enquiries and should be satisfied on their own view. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the day shown.

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