



Development Opportunity

312 Brant Road, Waddington, Lincoln, LN5 9AF

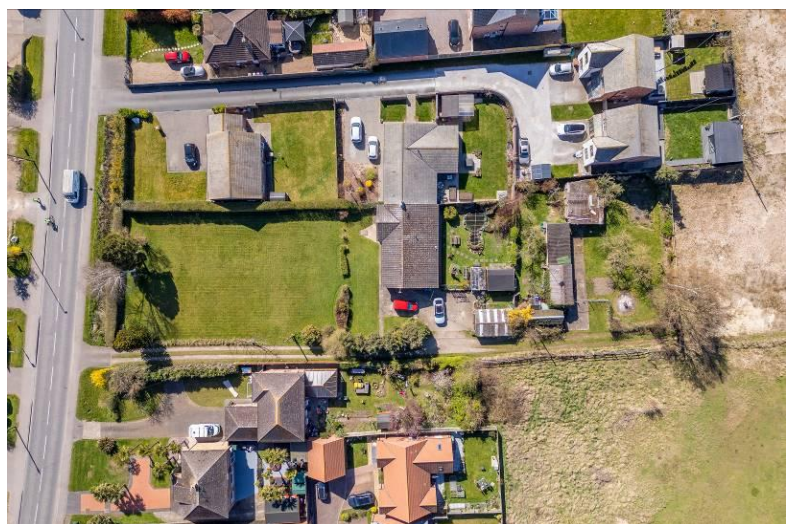


Book a Viewing!

Guide Price £450,000

RESIDENTIAL DEVELOPMENT OPPORTUNITY – The acquisition available currently comprises of a three bedroomed semi-detached bungalow and in addition, the large plot has the benefit of **OUTLINE PLANNING CONSENT** for three additional detached dwellings. The existing semi-detached bungalow offers accommodation to briefly comprise of Lounge/Diner, Inner Hallway, three spacious Bedrooms, En-suite and Family Bathroom, Rear Entrance Lobby and a fitted Dining Kitchen. Outside the property is set within its own grounds on an extensive and mature large plot with a range of outbuildings and garage/workshop. Outline planning permission has been granted for the erection of three additional dwellings. The property is located within an established and popular residential area, convenient for a full range of amenities and viewing is recommended to appreciate this development opportunity. The outline planning application is for a proposed residential development, with means of access to be considered.

APPLICATION NUMBER: 24-0913-OUT.



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SERVICES

Mains electricity, gas, water and drainage are understood to be connected to the property.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

LOUNGE/DINER 18' 0" x 13' 9" (5.49m x 4.19m) With UPVC bay window to the front elevation, UPVC entrance door, electric fire and surround and radiator.

INNER HALLWAY

BEDROOM

13' 6" x 12' 2" (4.11m x 3.71m) With UPVC window to the front elevation and radiator.

BEDROOM

10' 10" x 9' 4" (3.3m x 2.84m) With UPVC window to the front elevation, radiator and fitted mirror fronted wardrobes.

EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin, part tiled surround and radiator.

BEDROOM

12' 0" x 10' 2" (3.66m x 3.1m) With UPVC window to the rear elevation and radiator.

REAR ENTRANCE HALL

With UPVC rear entrance door and windows and radiator.

KITCHEN/DINER

16' 3" x 8' 0" (4.95m x 2.44m) Fitted with a range of wall and base cupboards, 1½ bowl sink unit and drainer, fitted oven, hob and microwave and two UPVC windows to the rear elevation.

PANTRY 1

With Vaillant gas central heating boiler and shelving.

PANTRY 2

With fitted shelving.

BATHROOM

8' 0" x 6' 2" (2.44m x 1.88m) With suite to comprise of bath with shower over, WC and wash hand basin, towel radiator, tiled walls and UPVC window to the rear elevation.

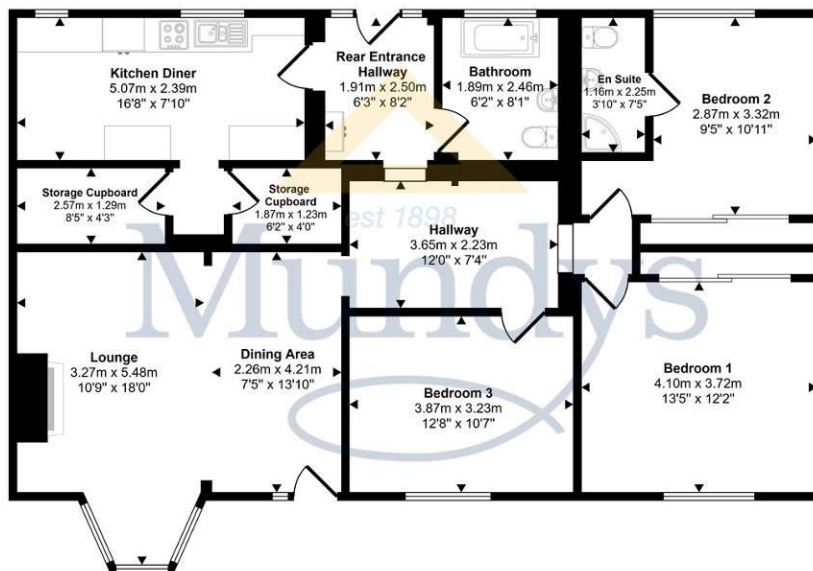
OUTSIDE

The property is situated on a large mature plot benefiting from a range of outbuildings and garage/workshop. The extensive grounds are mainly laid to lawn with a variety of mature trees, fruit trees and shrubs. Outline planning permission has been granted for the erection of three additional dwellings.





Approx Gross Internal Area
117 sq m / 1261 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

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.

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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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.

