



4 Hopkins Avenue

Waddington, Lincoln, LN5 9ZG



Book a Viewing!

£310,000

A deceptively spacious four bedroom semi detached family home, discreetly tucked away along a private road serving just five properties, within the highly regarded Cliff Village location of Waddington. The property offers nearly new, immaculately presented accommodation comprising a welcoming Entrance Hall, Cloakroom/WC, Lounge, contemporary Kitchen Diner and a separate Utility Room. To the First Floor is a landing leading to four generously proportioned Bedrooms, with the principal bedroom benefiting from a modern En-suite Shower Room, along with a stylish Family Bathroom. Occupying a generous plot, the property features a driveway to the side providing off street parking for multiple vehicles, in addition to a single garage. To the rear is a larger than average enclosed garden, ideal for family living and outdoor entertaining. Early viewing is highly recommended to fully appreciate the impressive space and quality of accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING G – B

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

SERVICE CHARGE- £140 Per Annum

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

LOCATION

Waddington is a sought after and well established Cliff village located to the south of the historic Cathedral City of Lincoln. Offering an excellent balance of village charm and modern convenience, the area is particularly popular with families, professionals and commuters. The village boasts a strong range of local amenities including well regarded schools, a variety of shops, pubs, cafés and everyday services, together with medical and leisure facilities. Waddington also benefits from excellent transport links, with easy access to Lincoln city centre, the A15, A607 and wider road networks, making it ideal for those commuting further afield.





ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard, meter cupboard, tiled flooring and radiator.

LOUNGE

14' 8" x 11' 10" (4.48m x 3.63m) With double glazed window to the front aspect and radiator.

CLOAKROOM/WC

5' 11" x 4' 0" (1.82m x 1.24m) With close coupled WC, pedestal wash hand basin, tiled flooring and splashbacks, radiator and spotlights.

KITCHEN/DINER

18' 9" x 11' 0" (5.72m x 3.36m) Fitted with a stylish range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, 5 ring electric hob with extractor fan over, integrated fridge freezer and dishwasher, tiled flooring, spotlights, under cabinet lighting and kickboard lighting, radiator, double glazed windows to the side and rear aspects and double glazed French doors to the rear garden.

UTILITY ROOM

5' 7" x 4' 1" (1.71m x 1.25m) Fitted with a range of base units with work surfaces over, integrated washing machine, tiled flooring, radiator and spotlights.

FIRST FLOOR LANDING

With radiator.

BEDROOM 1

11' 9" x 10' 9" (3.59m x 3.29m) With double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM

6' 7" x 3' 11" (2.01m x 1.21m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled flooring, part tiled walls, chrome towel radiator and spotlights.

BEDROOM 2

11' 7" x 9' 4" (3.53m x 2.84m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

10' 9" x 9' 2" (3.29m x 2.81m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

7' 8" x 7' 3" (2.36m x 2.22m) With double glazed window to the front aspect and radiator.

BATHROOM

6' 7" x 6' 6" (2.01m x 2.00m) Fitted with a three piece suite comprising of panelled bath with shower over and foldaway glass screen, close coupled WC and pedestal wash hand basin, tiled flooring, part tiled walls, chrome towel radiator and spotlights.





OUTSIDE

To the front of the property there is a small lawned garden with shrubs inset. To the side there is a driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front, side personnel door, light and power. To the rear of the property there is a landscaped rear garden laid mainly to lawn with patio seating area, path to the side garage door, and an additional gravelled seating area behind the garage.

WEBSITE

Our detailed web site 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 & 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 Water and Calum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clavers 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.

GENERAL

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:

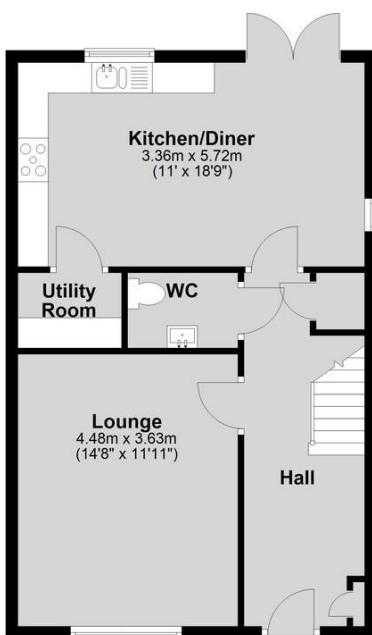
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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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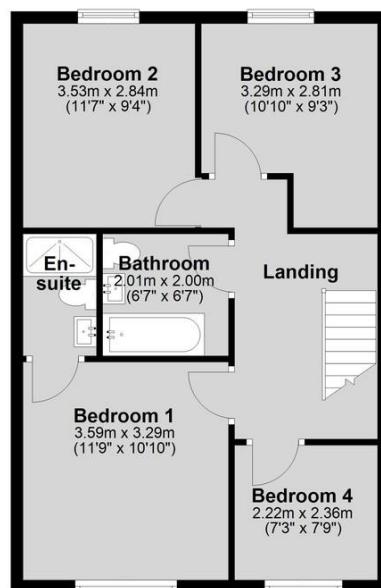
Ground Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



Total area: approx. 106.2 sq. metres (1142.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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.