







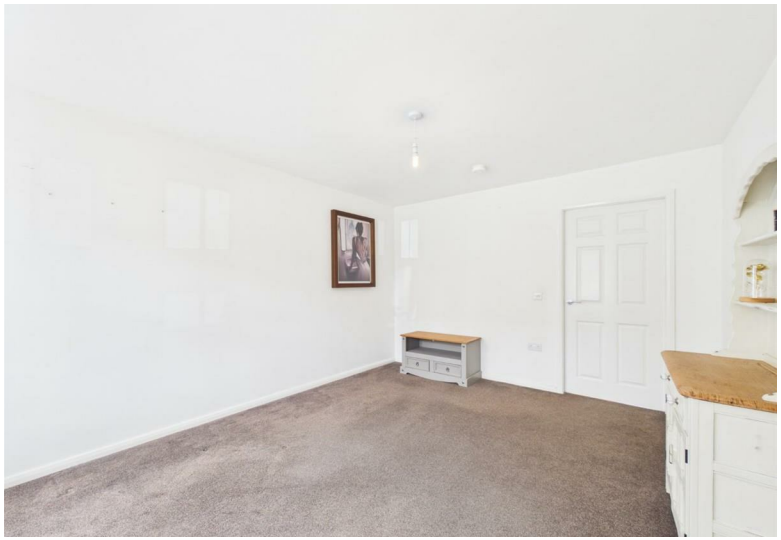
Pitsford Close, Waddington, Lincoln

Asking Price £200,000

MARTIN&CO







Pitsford Close, Waddington, Lincoln

House - Semi-Detached

3 Bedrooms, 2 Bathroom
Asking Price £200,000

- Sold with No Onward chain!
- 3 Bedrooms
- Allocated Parking for 3 Vehicles
- Front & Rear Gardens
- Family Bathroom & Cloakroom
- EPC - C
- Tenure - Freehold
- Council Tax - Band B

Situated within the ever popular village of Waddington, this well presented three bedroom home offers spacious accommodation throughout and is perfectly suited to first time buyers, growing families and investors alike.

Ideally located, the property benefits from excellent local amenities including shops, schools, cafés and public houses, whilst also offering easy access to Lincoln City Centre, the A46 and nearby RAF Waddington. With front and rear gardens together with three allocated parking spaces, this home provides practical living in a highly desirable village setting.

The accommodation briefly comprises an entrance hall, spacious living room, kitchen, ground floor cloakroom, three bedrooms and a family bathroom. Externally, the property benefits from enclosed front and rear gardens together with allocated parking for multiple vehicles.

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Entrance Hall
4'5" x 5'3"
Front entrance door leading into the hallway with carpet flooring, alarm system, consumer unit, Drayton thermostat, pendant light fitting and carpeted stairs rising to the first floor.

Living Room
11'5" x 14'9"
A bright and spacious reception room featuring carpet flooring, two UPVC windows to the front elevation, radiator and pendant light fitting.









Kitchen Diner
14'11" x 8'6"
Fitted with a range of base and eye level units with complementary work surfaces incorporating a sink and drainer. Integrated Neff gas hob with electric oven beneath and extractor hood over, under cabinet lighting, space for a washing machine and fridge freezer, Logic combination boiler housed within a cupboard, wood effect laminate flooring, radiator, spotlights, UPVC window to the rear and UPVC patio doors opening onto the rear garden.

Cloak Room
3'3" x 5'4"
Comprising a low level WC and pedestal wash hand basin with tiled flooring, radiator, spotlighting and extractor fan.

Stairs & Landing
3'6" x 8'4"
Carpet flooring, radiator, pendant light fitting, loft access and a useful storage cupboard.

Bedroom
14'11" x 8'4"
A generous double bedroom with carpet flooring, two UPVC windows overlooking the rear garden, radiator and pendant light fitting.

Bathroom
7'10" x 5'1"
Fitted with a panelled bath with mains fed mixer shower over, low level WC and pedestal wash hand basin. Finished with vinyl flooring, chrome ladder style heated towel rail, UPVC privacy window to the side elevation, extractor fan, spotlights and shaver light.

Bedroom
7'11" x 9'6"
Spacious bedroom with carpet flooring, UPVC window to the front elevation, radiator and pendant light fitting.

Bedroom
6'9" x 6'4"
Single bedroom ideal as a child's room, nursery or home office, featuring carpet flooring, UPVC window to the front, radiator and pendant light fitting.

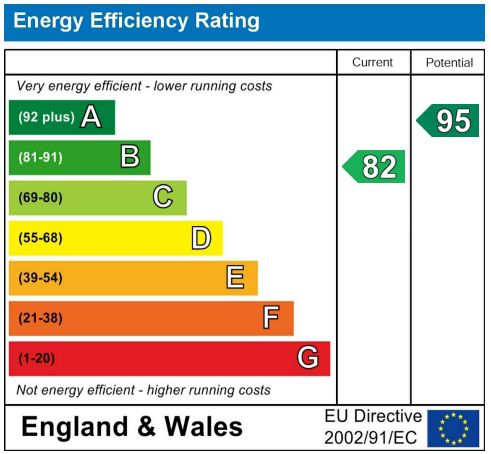
Outside
To the front of the property is a lawned garden with planted borders and a block-paved pathway leading to the front entrance.

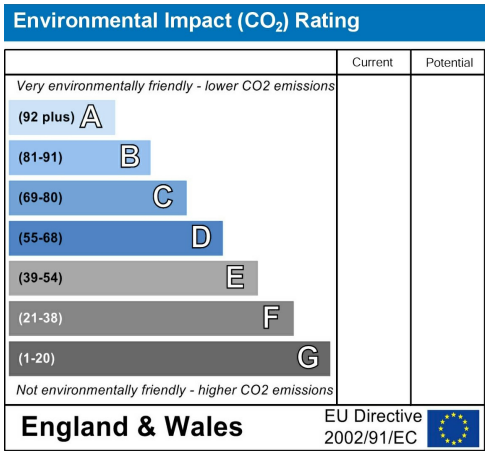
The enclosed rear garden is predominantly laid to lawn with a patio seating area, garden shed and gated access leading directly to the three allocated parking spaces at the rear.

This fantastic home offers well-balanced accommodation in a highly sought-after village location, making it an excellent opportunity for buyers seeking a family home or an investment property with excellent transport links and local amenities close by.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman