



Coach Mews, Waddington



Offers in excess of £170,000

- Terraced House
- Two Bedrooms
- NO ONWARD CHAIN
- Popular Location
- Bathroom & Downstairs WC
- Allocated Parking
- Tenure: Freehold
- EPC Rating C



Well presented TWO BEDROOM Mid-Terrace House located in the popular village of Waddington. Perfectly positioned within walking distance of the local shop, school, doctors and RAF base. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner and WC to the ground floor. To the first floor there are Two Bedrooms and Family Bathroom. Externally to the front of the property there is a allocated parking space. To the rear of the property there is an enclosed garden with patio and artificial grass.

Entrance Hall

With entrance door to the front aspect and stairs rising to the first floor.

Lounge 13'1" x 10'0" (4m x 3m)

With a window to the front aspect of the property.



Kitchen Diner 13'1" x 9'1" (4m x 2.8m)

With a window to the rear aspect. Fitted with a range of eye and base level units with worktops over, integrated oven and hob with extractor over and sink with drainer unit and radiator.

WC

With a low level WC and wash hand basin.

Landing

With stairs leading to the ground floor.

Bedroom One 13'1" x 10'9" (4m x 3.3m)

Windows to the front aspect of the property.

Bedroom Two 11'3" x 6'5" (3.4m x 2m)

With a window to the rear aspect and radiator.

Bathroom 6'8" x 5'10" (2m x 1.8m)

With a window to the rear aspect, low level WC, wash hand basin, panelled bath with shower and heated towel rail.

Outside

To the rear of the property is an enclosed garden with artificial grass and patio area.

Agents Note

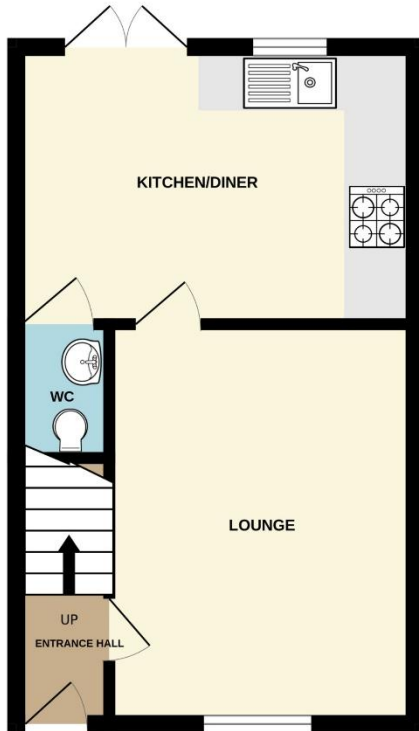
£25 per month Communal Maintenance charge. This is for the up keep of all communal areas.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

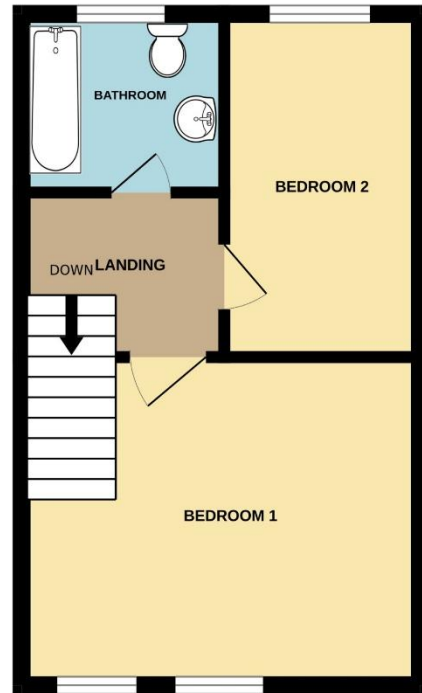




GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



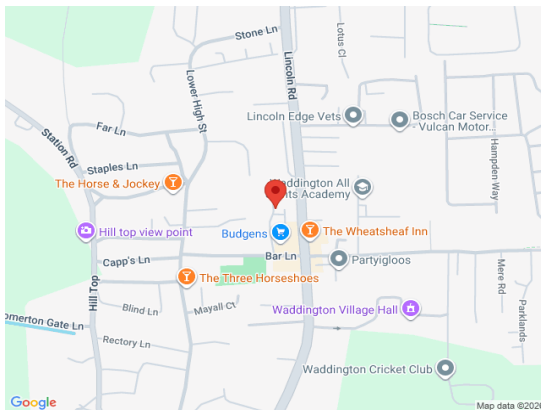
1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



2 COACH MEWS WADDINGTON LN5 9FQ

TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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