

Buy. Sell. Rent. Let.



Waddingworth Grove, Lincoln



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When it comes to
property it must be


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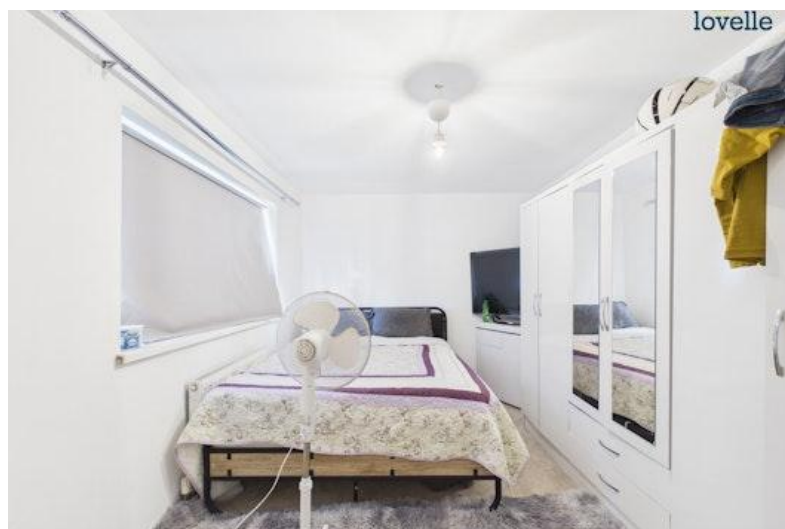
Asking Price £175,000



Modern two-bedroom semi-detached home offered for sale with no onward chain, ideally located close to Lincoln City Centre. Benefitting from a spacious lounge, fitted kitchen, contemporary shower room, driveway and a generous enclosed rear garden, this property is perfectly suited to first-time buyers, investors or those looking to downsize. Conveniently positioned close to local schools, shops and excellent transport links.

Key Features

- Modern two-bedroom semi-detached home
- No onward chain
- Fitted Kitchen
- Spacious lounge
- Contemporary shower room
- Generous enclosed rear garden
- Driveway parking
- Close to Lincoln city centre
- Ideal for first time buyers or investors
- Excellent access to schools, shops and transport links



Situated in a convenient residential location on Waddingworth Grove, Lincoln, this modern two-bedroom semi-detached home is offered for sale with no onward chain, making it an excellent opportunity for first-time buyers, investors or those looking to downsize.

The accommodation briefly comprises an entrance hall leading into a bright and spacious lounge, providing an ideal space for relaxing or entertaining. The fitted kitchen offers a practical layout with a range of wall and base units together with access to the rear garden.

To the first floor are two well-proportioned bedrooms and a contemporary shower room, creating comfortable and low-maintenance living throughout.

Externally, the property benefits from a driveway to the front providing off-road parking, while to the rear is a generous enclosed garden offering excellent outdoor space for entertaining, gardening or family enjoyment.

Ideally positioned close to Lincoln City Centre, the property enjoys easy access to a wide range of local amenities including schools, shops, supermarkets and excellent transport links, making it perfectly suited to commuters and everyday family living.

Offered with no onward chain, early viewing is highly recommended.

Entrance Hall

1.79m x 2.27m (5'11" x 7'5")

Welcoming entrance hall with stairs rising to the first floor and access to the principal ground floor accommodation.

Lounge

2.84m x 6.03m (9'4" x 19'10")

A bright and spacious dual-aspect reception room offering ample space for both seating and dining furniture, creating an ideal area for everyday living and entertaining.

Kitchen

2.25m x 2.91m (7'5" x 9'6")

Fitted with a range of wall and base units with complementary work surfaces, inset sink and drainer, space for appliances and a door providing access to the rear garden.

Landing

Providing access to both bedrooms and the shower room.

Bedroom One

4.32m x 2.73m (14'2" x 9'0")

A generous double bedroom with space for freestanding wardrobes and bedroom furniture.

Bedroom Two

2.9m x 3.24m (9'6" x 10'7")

A well-proportioned second bedroom suitable as a guest room, nursery or home office.

Shower Room

2.33m x 1.66m (7'7" x 5'5")

Modern suite comprising a walk-in shower, wash hand basin and low-level WC.

Outside

Driveway providing convenient off-road parking. A good-sized enclosed rear garden, mainly laid to lawn, offering excellent outdoor space with plenty of potential for landscaping, entertaining or family enjoyment.

Agent Notes

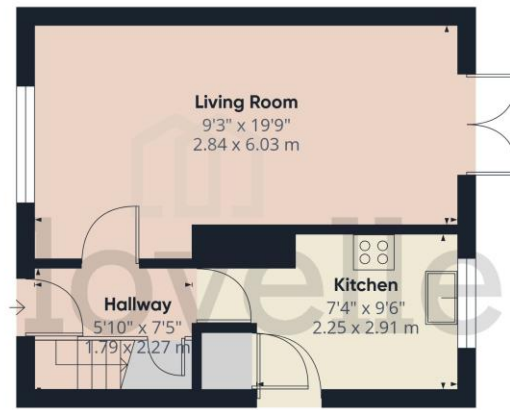
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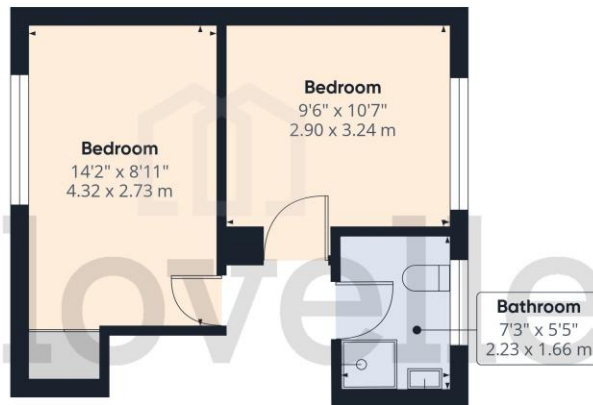
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Ground Floor



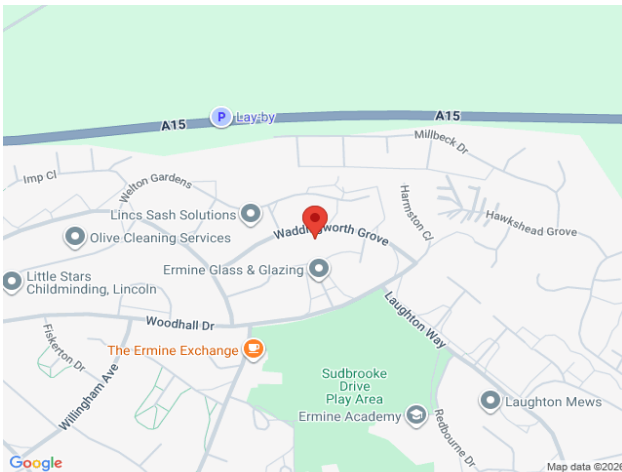
Floor 1

Approximate total area[®]
606 ft²
56.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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01522305605

lincoln@lovelle.co.uk