



22 Stone Valley Court

Waddington, LN5 9QL



Book a Viewing!

£110,000

A modern Two Bedroom Detached Double Park Home, positioned in the popular village of Waddington. The property offers well presented accommodation comprising a lounge diner, modern fitted kitchen, utility room, entrance hallway, luxury shower room and two well appointed bedrooms, both benefiting from dressing rooms and en-suite facilities. Outside, there is a driveway, garage and gardens. The site is for residents aged over 50 only.



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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.

UTILITY ROOM

With uPVC window and door to the side, space for a washing machine with work surface over, cupboard housing the gas central heating boiler.

LOUNGE/DINER

19' 6" x 11' 10" (5.95m x 3.62m) With uPVC double doors to the front and uPVC windows to the side, radiator, spaces for a sofa and dining table and doors leading to the kitchen, utility room and hallway.

KITCHEN

9' 10" x 7' 6" (3.02m x 2.30m) With uPVC window to the side, fitted with a range of base units and drawers with work surfaces over, circular sink and circular drainer, integral wine cooler, fridge freezer, dishwasher and microwave, space for a cooker, and wall cupboards.

ENTRANCE HALLWAY

With doors leading to the two bedrooms, shower room and storage cupboard.

SHOWER ROOM

7' 8" x 6' 6" (2.34m x 2.00m) With uPVC window to the side, walk-in double shower, WC, hand wash basin with vanity cupboard, towel radiator and door leading to the dressing room.



DRESSING ROOM

With fitted cupboards, storage and hanging rails.

BEDROOM 2

9' 3" x 9' 8" (2.82m x 2.96m) With uPVC window to the side, radiator and door leading to the dressing room.

BEDROOM 1

9' 7" x 9' 5" (2.94m x 2.88m) With uPVC window to the side, radiator and doors leading to the dressing room and en-suite shower room.

DRESSING ROOM

Fitted with shelving, storage cupboards and hanging rails.

EN-SUITE SHOWER ROOM

5' 6" x 4' 11" (1.68m x 1.50m) With shower, WC, wash hand basin, towel radiator and uPVC window to the side.

OUTSIDE

A driveway to the side provides parking and access to the garage, which has an up-and-over door. To the rear and side of the property, there are paved seating areas and a small lawn.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – Exempt.

COUNCIL TAX BAND – A (North Kesteven District Council).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

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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

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