



Rutland Avenue, Waddington



3



1



2

£250,000

- End Terrace Town House
- Three Bedrooms
- Sought After Location
- Driveway for Two Cars
- Bathroom and Downstairs WC
- GCH & uPVC Double Glazing
- Tenure: Freehold
- EPC Rating TBC



Well presented three bedroom townhouse situated in the highly sought after village of Waddington. This attractive home enjoys a convenient position within walking distance of the excellent amenities available in Waddington village and along Brant Road, including supermarkets, convenience stores, cafes, public houses, doctors surgery, pharmacy and a range of other everyday amenities.

The property is also ideally located for families, being within easy reach of schools including Redwood Primary School, All Saints Academy and Sir William Robertson Academy. Excellent transport links and regular bus services provide convenient access to Lincoln City Centre and a number of scenic countryside walks are also close by.

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. To the second floor there is the master bedroom. Externally the property offers a small artificial lawned garden to the front and to the rear there is an enclosed lawned garden with patio and play area. Further benefits include gas central heating and uPVC double glazing throughout.



Entrance Hall

With stairs to the first floor.

Lounge 15'9" x 12'0" (4.8m x 3.7m)

With a bay window to the front aspect and radiator.

Kitchen Diner 15'3" x 8'6" (4.6m x 2.6m)

With a window to the rear aspect and patio doors leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer unit, integrated fridge/freezer, washing machine, single oven and four ring hob with extractor hood.

Downstairs WC 5'0" x 3'3" (1.5m x 1m)

With a low level wc, wash hand basin and radiator.

Landing

With stairs to the ground floor and second floor.

Bedroom Two 15'3" x 6'6" (4.6m x 2m)

With two windows to the rear aspect and radiator.



Bedroom Three 10'0" x 7'10" (3m x 2.4m)

With a window to the front aspect and radiator.

Bathroom 7'10" x 7'0" (2.4m x 2.1m)

With a panelled bath, enclosed shower, low level wc, wash hand basin and radiator.

Bedroom One 15'3" x 11'6" (4.6m x 3.5m)

With a window to the front aspect, stairs to the first floor, fitted wardrobe and radiator.

Outside

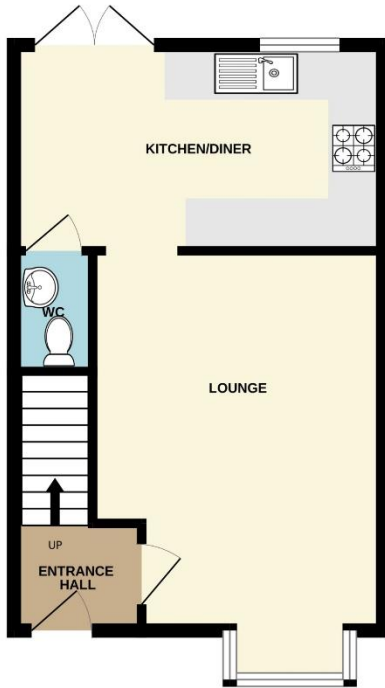
Externally the property offer a small artificial lawned garden to the front and to the rear there is an enclosed lawned garden with patio, hot tub and play area.

Agents Note

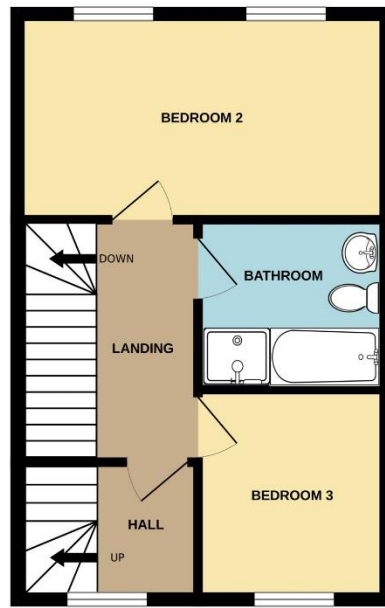
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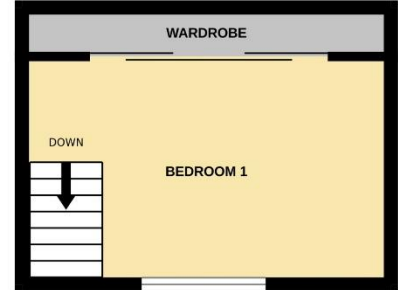
GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



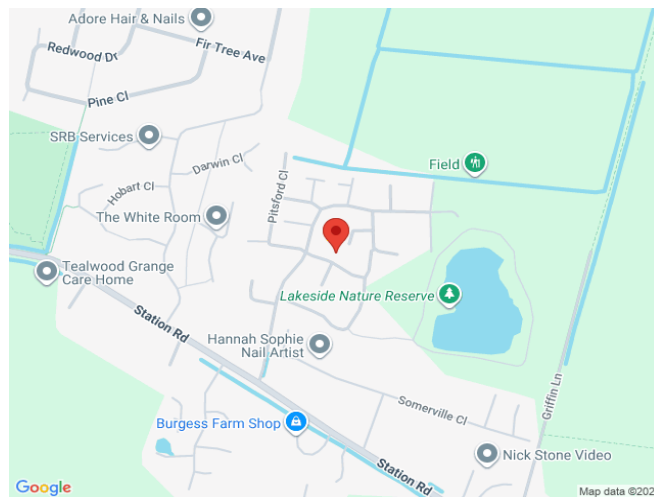
2ND FLOOR
175 sq.ft. (16.3 sq.m.) approx.



RUTLAND AVENUE, WADDINGTON, LN5 9FW

TOTAL FLOOR AREA : 926 sq.ft. (86.0 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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