



Fogg Close, Waddington, Lincoln

Asking Price £230,000


MARTIN&CO

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House - Semi-Detached
3 Bedrooms, 2 Bathroom
Asking Price £230,000

- Three Bedrooms
- Family Bathroom & Ensuite
- Ideal first-time purchase, family home or investment opportunity
- Close to local schools, shops, supermarkets and everyday amenities
- Excellent access to RAF Waddington, the A46 and Lincoln city centre
- EPC -B
- Tenure - Freehold
- Council Tax - Band B

Located in the highly desirable village of Waddington, this property is perfectly positioned to take advantage of an excellent range of local amenities. The village offers supermarkets, convenience stores, cafés, pubs, takeaways, a pharmacy, doctor's surgery and well-regarded primary schools, with secondary schooling available nearby. There are also a number of scenic countryside walks and green spaces within easy reach, making the area popular with families and dog walkers alike. Waddington benefits from regular bus services into Lincoln city centre, which is approximately five miles away and offers a wide range of shopping, leisure and dining facilities, together with the University of Lincoln and Lincoln County Hospital. The property is also ideally situated for commuters, providing easy access to the A46, RAF Waddington, RAF Cranwell, and the wider road network towards Newark, Grantham and beyond.



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Entrance Hall
5'6" x 5'7"
Composite entrance door, carpeted flooring, radiator, storage cupboard housing the consumer unit and carpeted stairs rising to the first floor.

Living Room
12'1" x 13'8"
A bright and welcoming reception room with a UPVC window to the front elevation, carpeted flooring, radiator and pendant light fitting.

Kitchen Diner
15'7" x 9'6"
A modern fitted kitchen with a range of base and



eye-level units incorporating a stainless steel one-and-a-half bowl sink with mixer tap. Integrated appliances include a slimline dishwasher, washing machine and fridge/freezer, together with an electric oven, grill, electric hob and extractor hood. The kitchen also benefits from a cupboard housing the Logic combination boiler, tiled flooring, under-stairs storage cupboard, radiator, UPVC window overlooking the rear garden and UPVC patio doors providing direct access outside.

Cloakroom
6'0" x 3'4"

Fitted with a low level WC, pedestal wash hand basin, tiled flooring, radiator and pendant light fitting.

Stairs & Landing
6'5" x 4'8"

Carpeted flooring, pendant light fitting and access to the loft space.

Bedroom
9'8" x 11'0"

A spacious double bedroom featuring a UPVC window to the front elevation, carpeted flooring, radiator, and chandelier style light fitting.

En-suite
5'6" x 5'10"

Comprising a shower cubicle with mains fed rainfall shower and bi-fold door, low level WC, pedestal wash hand basin, radiator, tiled flooring, shaving point and UPVC privacy window to the front elevation.

Bedroom
8'7" x 10'9"

Double bedroom with carpeted flooring, radiator, pendant light fitting and UPVC window overlooking the rear garden.

Bedroom
6'7" x 11'5"

Carpeted flooring, radiator, pendant light fitting and UPVC window to the rear elevation.

Bathroom
5'6" x 6'7"

Fitted with a three piece suite comprising a bath with mixer tap, pedestal wash hand basin and low level WC. Finished with tiled flooring, chrome heated towel rail and globe style light fitting.

Outside

To the front of the property are two side-by-side

allocated parking spaces with a paved pathway leading to the entrance.

The enclosed rear garden is predominantly laid to lawn and features a patio seating area and garden shed, creating an ideal outdoor space for families and entertaining.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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, sellers(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.