



80 Station Road
Waddington, Lincoln

BROWN & CO JHWalter



80 Station Road, Waddington, Lincoln, LN5 9QW

A substantial detached family home situated in the highly sought after village of Waddington. The property comprises of an entrance hall, living room, dining room, study, breakfast kitchen, utility and WC to the ground floor, along with master bedroom with en-suite and dressing area, four further bedrooms, family bathroom, and a Jack & Jill WC serving two of the bedrooms to the first floor.

Outside to the front is a lawn and driveway which leads to an integral double garage.

To the rear is an enclosed lawned garden with two patio areas and hot tub



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, stairs rising to first floor, storage cupboard, radiator.

Living Room

Double glazed bay window to front, double glazed French doors opening to rear garden, gas fire housed in fireplace, radiator.

Dining Room

Double glazed window to rear, radiator.

Study

Double glazed window to front, radiator.

Kitchen

Double glazed windows to side and rear, entrance door to side, Belfast sink, worktops, matching base and eye level storage units, range cooker with extractor hood over, American style fridge freezer, integrated dishwasher, radiator.

Utility

Double glazed window to side, stainless steel drainer sink, worktop, storage units, spaces for washing machine and tumble dryer.

WC

Double glazed window to side, WC, wash basin.

First Floor

Landing

Double glazed window to front,

Bedroom One

With feature vaulted ceiling, two double glazed windows to front, radiator.

Dressing Room

Double glazed window to front.

En Suite

Double glazed window to side, large shower cubicle, WC, wash basin, heated towel rail.

Bedroom Two

Double glazed window to rear, radiator.

Jack & Jill WC (Serving Bedrooms Two & Five)

Double glazed window to side, WCV, wash basin, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bedroom Five

Double glazed window to front, radiator.

Bathroom

Double glazed window to side, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen

Outside

To the front is a lawn and block paved driveway providing ample off street parking and leads to an integral double garage. To the rear is an enclosed lawned garden with paved patio, further circular patio area under a gazebo and hot tub.



TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band E

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

6/13/25, 12:17 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

| | | |
|------------------------------------------------------|---------------------------|-------------------------------------------------|
| 80, Station Road Waddington LINCOLN LN5 9QW | Energy rating C | Valid until: 19 April 2026 |
| | | Certificate number: 2808-7083-7234-4146-1944 |

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 179 square metres |

Rules on letting this property

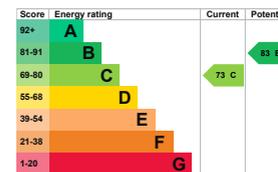
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

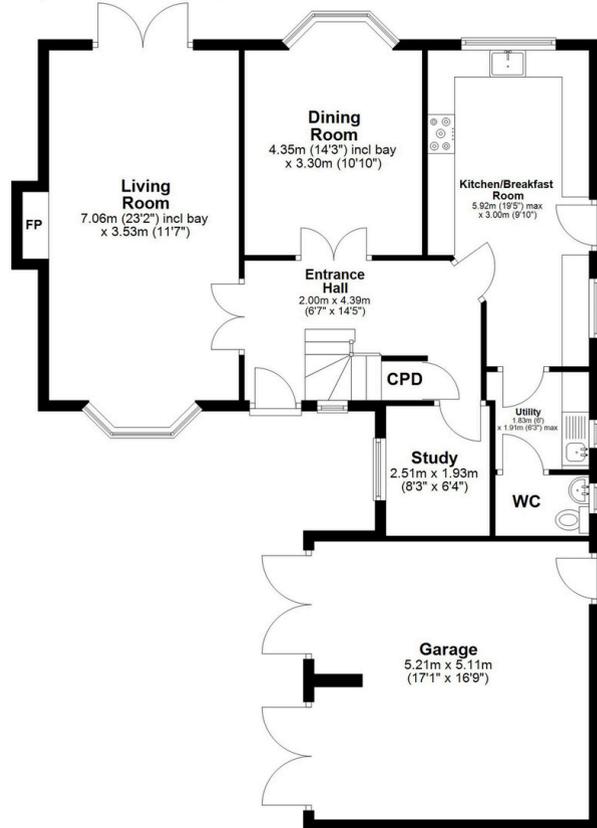
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

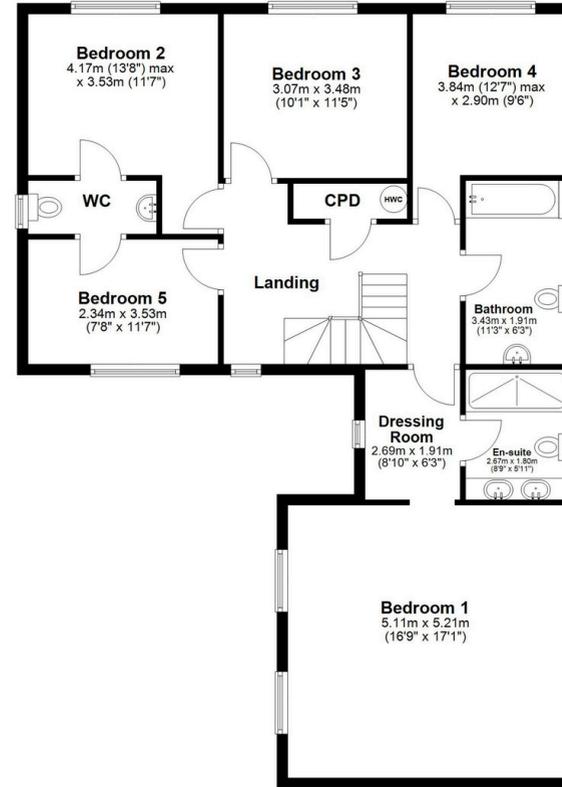
the average energy rating is D
the average energy score is 60



Ground Floor
Approx. 103.5 sq. metres (1114.2 sq. feet)



First Floor
Approx. 103.4 sq. metres (1113.3 sq. feet)



Total area: approx. 206.9 sq. metres (2227.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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80 Station Road, Waddington

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