



- Modern Detached Family Home
- Built In 2022 By Jelson Homes
- Three Bedrooms & Two Bathrooms
- Non Overlooked Rear Garden
- Kitchen Diner & Bay Fronted Lounge
- Driveway Parking & Garage
- Immaculately Presented Throughout
- 10 Year NHBC (From 2022)

Bancroft Close, Waddington, LN5 9SQ  
Offers Over £300,000





Bancroft Close is a stunning three-bedroom detached home constructed in 2022 by the reputable Jelson Homes. Situated in the highly sought-after village of Waddington, this immaculate residence benefits from the peace of mind provided by the remaining balance of its 10-year NHBC warranty. The property has been meticulously maintained and upgraded by the current owners, featuring modern additions such as high-quality vertical radiators and a newly fitted electric roller door to the garage installed in 2025. Designed to maximise natural light, the home offers a bright and airy atmosphere across two floors of beautifully presented living space. The ground floor opens with a welcoming entrance hallway that leads to a convenient downstairs WC and a practical understairs storage cupboard. The spacious lounge is a particular highlight, offering a dual-aspect arrangement and a feature bay window that floods the room with sunlight. To the rear of the property, the open-plan kitchen diner serves as the heart of the home, complete with a range of integral appliances and ample space for family dining. Large patio doors provide a seamless transition from the dining area to the landscaped rear garden, making it an ideal space for entertaining. The first floor provides three well-proportioned and spacious bedrooms arranged around a central landing. The master suite is a private retreat, boasting fitted wardrobes and access to a contemporary en-suite shower room. The two remaining bedrooms are served by a modern three-piece family bathroom suite, ensuring ample facilities for family or guests. Every room reflects the high standard of finish found throughout the property, with neutral decor and quality fixtures that allow for a move-in-ready experience. Externally, the property is positioned overlooking a pleasant communal green space that the management company plans to enhance with a wildflower arrangement. A modest service charge of £132 per annum ensures the continued maintenance and aesthetic appeal of the surrounding development. The private rear garden is enclosed by a walled perimeter and features a generous lawn alongside a patio area for outdoor seating, all while remaining non-overlooked. For parking, the home provides a driveway for two vehicles leading to a spacious single garage, which has a newly fitted door and is currently used for more than just storage. Waddington is a cliff-edge village that perfectly balances a traditional community feel with modern convenience. The village offers a wealth of local amenities, including traditional pubs, local shops, a post office, and highly regarded primary schooling. Its prime location, just four miles south of Lincoln City Centre allows residents to enjoy the best of both worlds. The historic Cathedral Quarter, vibrant high-street shopping, and the University of Lincoln are all within easy reach via excellent road and bus links, taking approximately 20 minutes. Council tax band: C. Freehold.



## Entrance Hall

Composite front door entry to the front aspect, a radiator, an understairs storage cupboard housing the internet point - BT & Virgin media wired to the property, and a fuse box. Access to a downstairs WC, lounge, and stairs rising to the first floor.

## Dowstairs WC

A radiator, a low-level WC, a pedestal hand wash basin unit, and laminate wood-effect flooring.

## Lounge

12' 10" x 11' 2" (3.91m x 3.40m)

A uPVC double-glazed bay window to the side aspect, a radiator, and integrated blinds.

## Kitchen Diner

21' 8" x 11' 7" (6.60m x 3.53m)

A shaker-style kitchen with eye and base level units and counter worktops with metro tiled surround. Integrated appliances such as a larder cupboard, integrated dishwasher, space and plumbing for a fridge freezer and a washing machine, a double-oven with 4-ring gas hob with extractor hood over, upgraded tiled flooring, a radiator, patio doors leading to the rear garden, and a uPVC double-glazed window to the rear aspect.

## First Floor Landing

A uPVC double-glazed window to the side aspect, a radiator, and an airing cupboard housing a gas central heating boiler (full serviced history - last serviced in 2025).

## Bedroom 1

10' 7" x 11' 4" (3.22m x 3.45m)

Having a radiator, 2 uPVC double-glazed windows, and fitted wardrobes. Access to:

## En-Suite Shower Room

3' 2" x 8' 10" (0.96m x 2.69m)

A shower cubicle, a low-level WC, a pedestal hand wash basin, a chrome heated towel rail, and an extractor fan.

## Bedroom 2

7' 1" x 11' 3" (2.16m x 3.43m)

Two uPVC double-glazed windows and a radiator.

## Bedroom 3

7' 4" x 10' 0" (2.23m x 3.05m)

Having a uPVC double-glazed window and a radiator. Loft access - insulated, power socket, no ladder or boarding.

## Bathroom

6' 4" x 7' 3" (1.93m x 2.21m)

Half tiled surround, bath with shower over, a low-level WC, a pedestal hand wash basin unit, an extractor unit, and a uPVC double-glazed obscured window.

## Outside Rear

Enclosed garden, mostly laid to lawn, additional patio for seating area, a personal door access to the garage, external water and power source. Side-gated access to the driveway.

## Outside Front

Driveway parking for multiple vehicles, overlooking a communal space maintained by the management company, Trust Green. Charges are £132 per annum. Pathway to the front door entrance.

## Garage

Newly fitted in 2025. Roller shutter door, power, lighting, and a personnel door.

## Agents Note 1

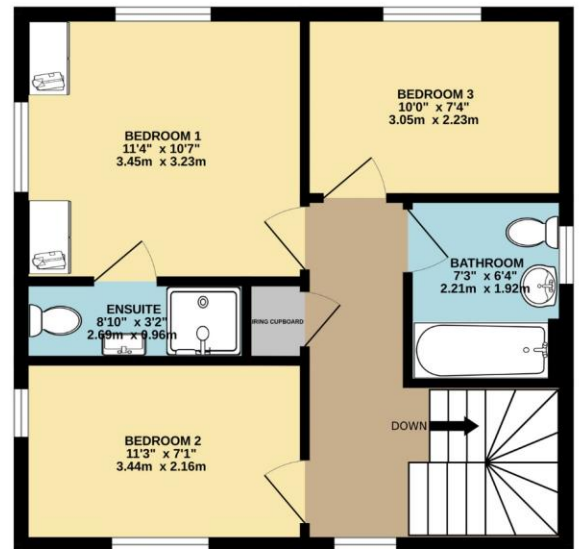
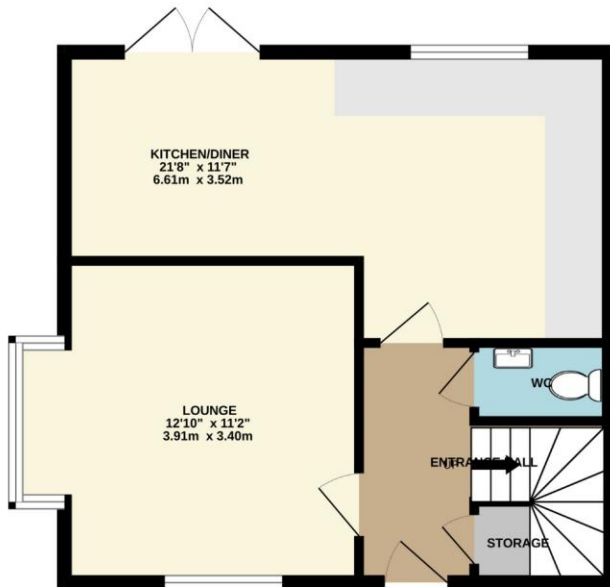
The property features integrated blinds throughout. Blinds to remain with the sale of the property.





GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



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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