



Chestnut Grove, Waddington



**£190,000**

- No Onward Chain
- Semi-Detached Bungalow
- Two Bedrooms & Bathroom
- \*Virtual Viewing Available\*
- Garage & Driveway
- Gardens Front & Rear
- Freehold
- EPC rating D



Two double bedroom semi-detached bungalow located in the popular Brant Road area just to the south of Lincoln City. The property is presented to a modern standard throughout, and briefly comprises Entrance Hall, Lounge/Diner, Kitchen, Two Double Bedrooms, and Family Bathroom. Outside there is a driveway with parking and detached garage, as well as front and rear gardens. EPC grade D. No Onward Chain.

### Entrance Hall

With entrance door and access to storage cupboard.

### Lounge

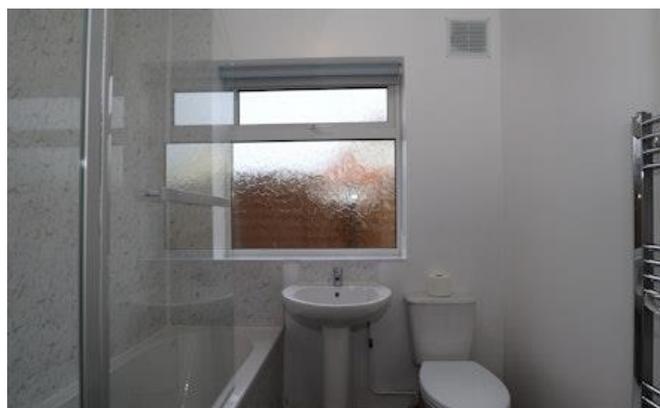
(14.2 x 14.9)

With upvc double glazed window to rear aspect overlooking the rear garden, wall mounted central heating radiator, feature electric fire.

### Kitchen

(8.7x 9.3)

With upvc double glazed window overlooking garden, side door providing access to car port and rear garden, a range of kitchen eye and base level units, roll edge worktops with stainless steel sink and drainer, electric cooker, space and plumbing for washing machine and space, fridge freezer, pantry.



### Bedroom One

" (10.7 x 11.3)

With upvc double glazed window to front aspect, wall mounted gas central heating radiator, ceiling coving and carpet.

### Bedroom Two

(8.32" x 9.3)

With upvc double glazed window to front aspect overlooking front garden, carpet, wall mounted gas central heating radiator and ceiling coving.

### Bathroom

With obscured upvc double glazed window to side aspect, fully tiled of Bath with Shower, pedestal wash basin, low level wc, new flooring and wall mounted central heating radiator.

### Outside

To the front of the property is a small lawned garden with driveway leading to the car port and pathway to the entrance door. To the rear is an enclosed garden with lawn and patio.

### Detached Garage

(4.8 x 2.7)

Up and over door, personal door to side aspect and power and lighting.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



# Floorplan

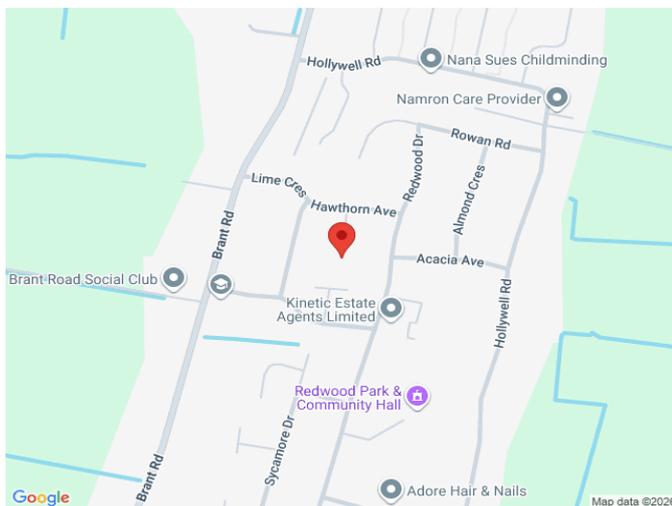
GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



9 CHESTNUT GROVE, WADDINGTON, LNS 9BJ

TOTAL FLOOR AREA : 566 sq.ft. (52.6 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.  
Made with Measure (2020)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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