





Waterloo Paddock,Leadenham Lincoln LN5 0QW

william h brown

welcome to

Waterloo Paddock, Leadenham Lincoln

An exceptional and extensively extended detached home offering stylish, versatile living with stunning countryside views. Featuring spacious reception areas, a luxurious principal suite, generous garden, ample parking and a garage/workshop, all within the sought-after village of Leadenham.













Entrance Hall
Having a radiator, LVT flooring and door leading to the garage.

Lounge
Featuring an electric fire, TV point, two radiators and bay window to the front.

Kitchen
Fitted with a range of wall and base units with work surfacing over, sink, integrated oven, hob, integrated Bosch microwave, plumbing for dishwasher, space for fridge freezer, wine cooler, radiator, LVT flooring, door to the rear, windows to the rear and side.

Dining/Family Room
Being open plan with log burner, LVT flooring, TV point, sliding doors to the rear and three windows to the side.

Cloakroom
Fitted with a wash hand basin, WC, LVT flooring, radiator, cupboard and window to the side.

First Floor Landing
Having access to the loft.

Bedroom One
There is a walk-in wardrobe/dresser, radiator and window to the front.

Ensuite
Fitted with a shower cubicle, wash hand basin with storage below, WC, heated towel rail, vinyl flooring and window to the rear.

Bedroom Two
Having a built-in wardrobe, further storage cupboard, radiator, windows to the front and side.

Bedroom Three
There is a built-in cupboard, radiator and window to the rear.

Bedroom Four
Having a radiator and window to the front.

Bathroom
Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, tiled flooring and window to the side.

Outside Front
To the front of the property there is a gravelled driveway and gated side access to the rear garden.

Integral Garage
Having electric door, power, work bench and door to the rear.

Rear Garden
The fully enclosed rear garden has two patio seating areas and shed.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Waterloo Paddock, Leadenham Lincoln

- "Turn-key" home in the popular village of Leadenham
- Fitted with air source heat pump
- Heavily extended offering eye catching views
- Four double bedrooms with stunning master bedroom
- Generous size plot with open fields to the side

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£440,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SNH113301 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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