



20 Mettam Road  
Waddington, Lincoln

**BROWN & CO**



## 20 Mettam Road, Waddington, Lincoln

A well-presented modern family home situated within the popular village of Waddington, Lincolnshire, constructed in 2022 and benefiting from the remainder of a 10-year NHBC warranty.

The property offers well-planned and versatile accommodation, comprising a comfortable lounge to the front elevation and a useful study, ideal for those working from home. To the rear, a contemporary kitchen/dining room provides an excellent social space, perfectly suited to both everyday living and entertaining, with access to the garden. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom serving the remaining bedrooms.

Externally, the property benefits from a driveway providing off-street parking, leading to a single garage. The rear garden is predominantly laid to lawn with a paved patio area, all enclosed by fenced boundaries, offering a private and secure outdoor space.



### Entrance Hall

With stairs to first floor, radiator, door to;

### Lounge

Double glazed casement window to front elevation with fitted blinds, radiator.

### Study

Double glazed casement window to front elevation with fitted blinds, under stairs storage cupboard, single radiator

### Kitchen/Diner

Double glazed casement window and double glazed French doors to rear elevation, fitted wall and base units with stainless steel one and half bowl drainer sink, space and plumbing for dishwasher, built in Electrolux oven, four ring Electrolux induction hob with extractor over, radiator, door to;

### Utility Room

Double glazed door to rear elevation, fitted base unit with space and plumbing for washing machine and tumble dryer, Ideal logic boiler, radiator, door to;

### WC

Double glazed casement window to side elevation, two piece suite comprising low flush WC, pedestal wash basin, radiator.

### First Floor

#### Landing

With double glazed casement window to side elevation with fitted blind, loft access, airing cupboard, door to;

#### Bedroom One

Double glazed casement window to rear elevation with fitted blind, radiator, door to;

#### En-Suite Shower Room

Double glazed casement window to rear elevation, three-piece suite comprising shower cubicle, low flush WC, pedestal wash basin, radiator, part tile walls, extractor.

#### Bedroom Two

Double glazed casement window to front elevation with fitted blind, radiator.

#### Bedroom Three

Double glazed casement window to front elevation with fitted blind, single radiator.

#### Bedroom Four

Double glazed casement window to front elevation with fitted blind, radiator.

### Family Bathroom

Double glazed casement window to rear elevation, three-piece suite comprising panel bath, low flush WC, pedestal wash basin, part tiled walls, extractor, radiator.

### Outside

The front elevation offers a small garden area along with a tarmac driveway leading to a single garage with up and over door, power and light. A pedestrian gate then leads to a good sized lawned garden with patio area and fenced boundaries.

### Services

We understand the property offers mains water, electric, gas and main sewer connections.

### Council Tax

Band D

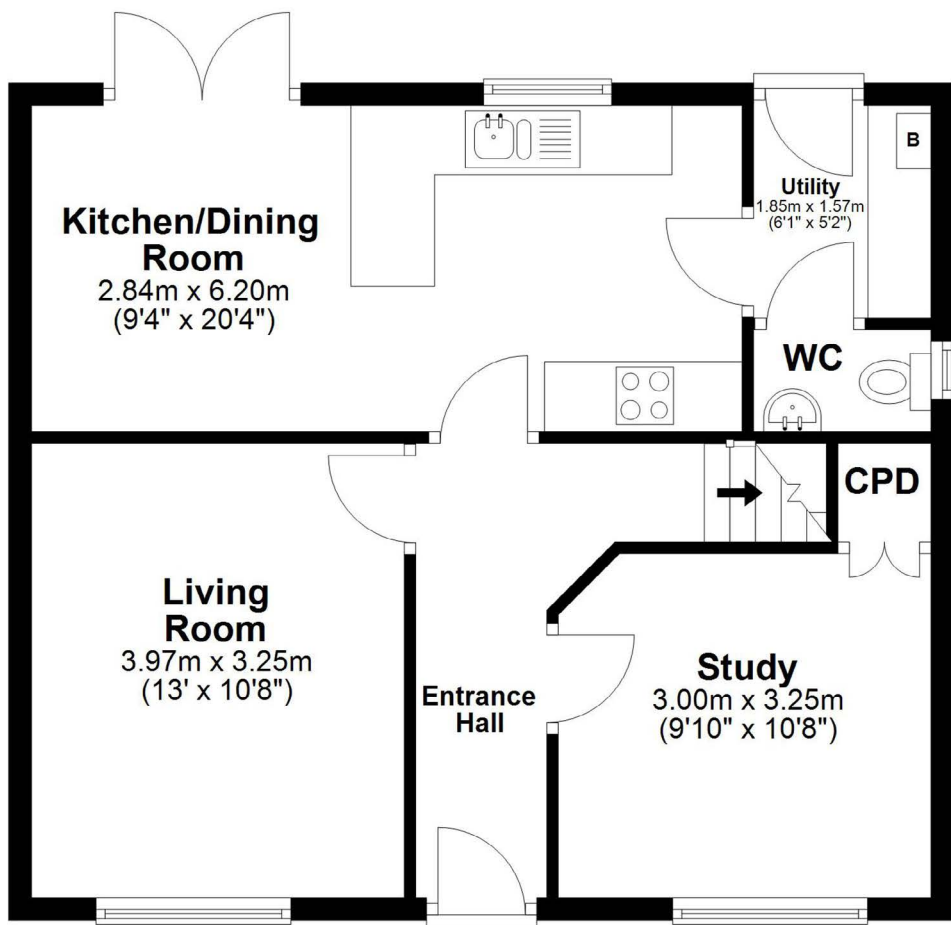
### Mobile & Broadband

The Ofcom website states there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network. Ofcom suggest that standard, superfast and Ultrafast broadband is available with a max download speed of 900 Mbps and a max upload of 110 Mbps.



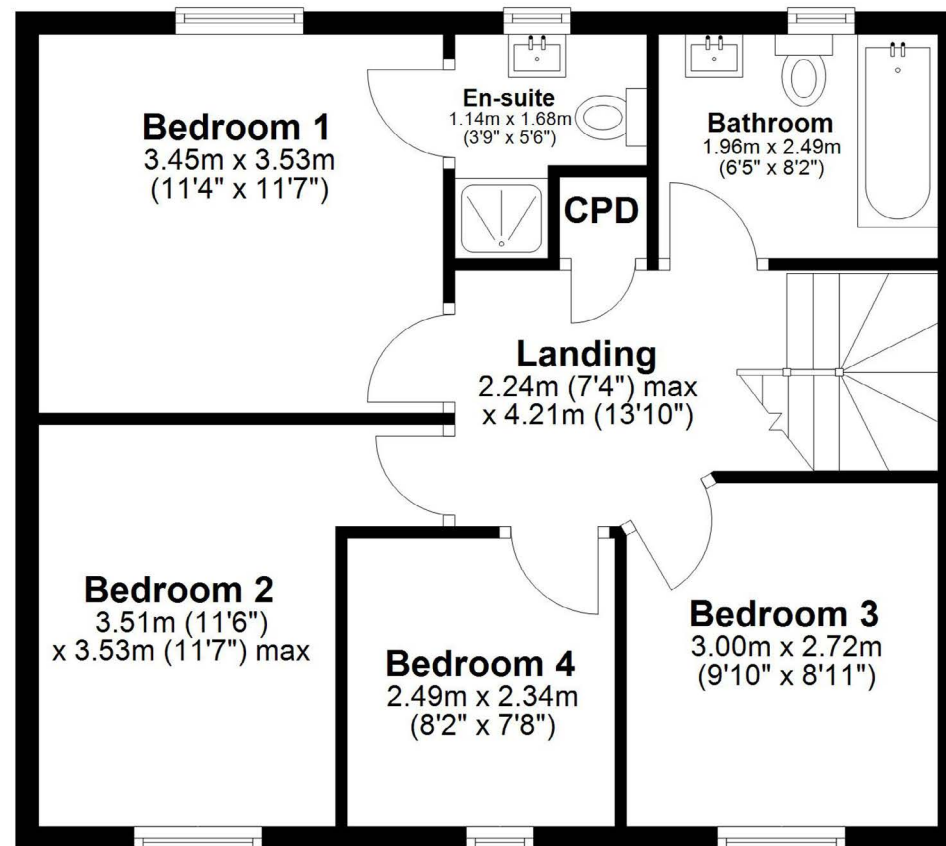
## Ground Floor

Approx. 54.2 sq. metres (583.9 sq. feet)



## First Floor

Approx. 54.8 sq. metres (589.3 sq. feet)



Total area: approx. 109.0 sq. metres (1173.3 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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Plan produced using PlanUp.

**20 Mettam Road, Waddington**





**Directions - LN5 9SD**

Follow the A607 Grantham Road until you reach Waddington. Continue through the village and you will find a right hand turn onto Mettam Road where the property can be found on your right hand side.

<https://what3words.com/hazel.resurgent.moves>



**Buyer Identity Check**

Please note that prior to acceptance of any offer, Brown&Co 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.

**Energy performance certificate (EPC)**

20 Mettam Road Waddington LINCOLN LN5 9SD	Energy rating <b>B</b>	Valid until: 9 December 2031
		Certificate number: 9301-3950-6027-2499-7181

Property type	Detached house
Total floor area	111 square metres

**Rules on letting this property**

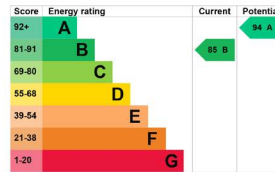
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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

**Viewing Procedure**

Viewing of this property is strictly by appointment with the agents on 01522 504304.

**Agent**

James Mulhall 01522 504304 lincolnresidential@brown-co.com

**IMPORTANT NOTICES**

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.



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