



11 Maple Close

Waddington, Lincoln, LN5 9UX



Book a Viewing!

£250,000

No Onward Chain. Immaculately presented Four Bedroom Semi-Detached Family Home with converted garage and additional Conservatory.

The property also benefits from a modern fitted Kitchen, Utility Room, modern Family Bathroom and a recently installed boiler which remains under warranty.





LOCATION

Maple Close is situated just off Brant Road within the popular Waddington area, offering a convenient position for families and those wanting straightforward access into Lincoln.

A range of everyday amenities can be found nearby, including the Redwood Drive shops, while local primary schooling is also within easy reach. The area is well served by public transport and road links, making it a practical base for getting around Lincoln and the surrounding areas. Lincoln itself is only a short drive away and offers an extensive choice of shopping, restaurants, leisure facilities and other amenities. The city's historic Cathedral Quarter and Bailgate provide a further selection of independent shops, cafés, restaurants and attractions.

Combining local amenities, schooling and excellent access into Lincoln, Maple Close offers a convenient and established residential setting particularly well suited to family life.

ACCOMMODATION

ENTRANCE HALL

Accessed via a UPVC entrance door, tiled flooring, access leading through into the ground floor accommodation.



INNER HALLWAY

With tiled flooring, radiator, stairs rising to the first floor landing and a useful under-stairs storage cupboard.

LOUNGE

10' 7" x 10' (3.23m x 3.05m) A comfortable reception room with UPVC window to the front aspect, laminate flooring, radiator, fitted shutters, a gas fire provides a focal point to the room, while the open-plan arrangement flows directly through towards the kitchen and dining area.

KITCHEN/DINER

17' 11" x 8' 9" (5.46m x 2.67m) A fantastic sociable space combining the kitchen and dining areas and connecting naturally with the lounge. The modern fitted kitchen offers a range of cupboard units and incorporates an excellent selection of integrated appliances including a dishwasher, fridge, freezer, oven, grill and microwave and induction hob and extractor and UPVC window to the rear aspect. The dining area provides ample space for a family dining table, complemented by a breakfast bar, tiled flooring, upright radiator and double glazed French doors to the conservatory.

CONSERVATORY

9' 8" x 7' 7" (2.95m x 2.31m) An excellent additional reception space overlooking the rear garden, providing further flexibility for family living. The conservatory benefits from tiled flooring, extensive glazing and access to the garden.

UTILITY ROOM

Fitted with work surfaces, space and plumbing for both a washing machine and tumble dryer.

CLOAKROOM/WC

Fitted with a low level WC and wash hand basin.

BEDROOM 4

11' 2" x 7' 7" (3.4m x 2.31m) Created through the conversion of the former garage, this is now a useful ground floor double bedroom with laminate flooring, UPVC window to the front aspect and radiator. The room provides excellent flexibility and could also be used as a guest bedroom, home office, playroom or additional reception space if required.

FIRST FLOOR LANDING

Providing access to the three first floor bedrooms, family bathroom and access to the loft void.

BEDROOM 1

11' 8 max" x 10' 11" (3.56m x 3.33m) A front facing double bedroom with UPVC window to the front aspect and radiator.

BEDROOM 2

11' 8 max" x 8' 7" (3.56m x 2.62m) A further double bedroom positioned to the rear of the property with UPVC window overlooking the garden and radiator.

BEDROOM 3

8' 9 max" x 7' 11" (2.67m x 2.41m) A flexible third first floor bedroom with UPVC window to the front aspect and radiator. The room could comfortably serve as a bedroom, dressing room, nursery or home office depending on the needs of the new owners.





BATHROOM

A modern three piece family bathroom comprising panelled bath with mains shower over, WC and wash hand basin with useful vanity storage, tiled flooring, tiled wall splashbacks, spotlights, upright heated towel radiator, built-in cupboard storage and a frosted UPVC window to the rear aspect.

OUTSIDE

The property benefits from a generous and well maintained plot, with the rear south west facing garden is predominantly laid to lawn and complemented by a paved patio seating area, providing an ideal space for outdoor dining and entertaining. Further features include a garden shed, children's Wendy house, outside taps and external power sockets. To the front there is a spacious lawned garden alongside a driveway providing off-road parking for multiple vehicles, together with further outside lighting and power.

NOTE

An Electrical Installation Condition Report (EICR) completed in April 2026 for the whole property.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B (North Kesteven DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

IMAGES DISCLAIMER

Some images have been digitally enhanced using computer-generated finishing. This may include flooring, carpets, decoration, furniture, soft furnishings, landscaping and general finishing touches.

All images are intended as a guide only. Buyers should satisfy themselves by viewing the property in person before making any decisions.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referral/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

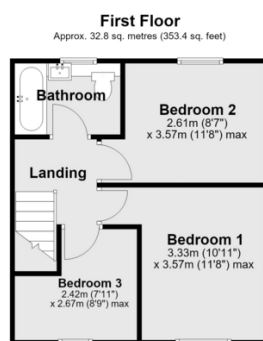
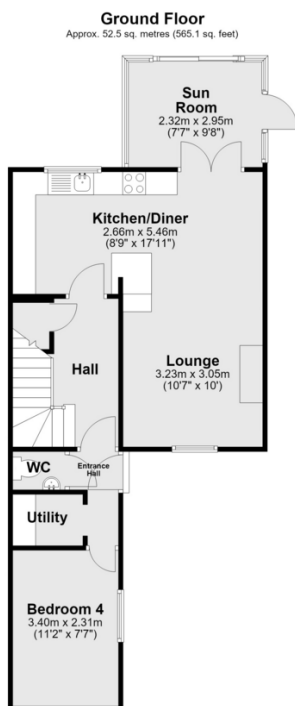
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given that:

1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 85.3 sq. metres (918.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



www.mundys.net