



## The Hollies, High Street

Waddington, Lincoln, LN5 9RF

**£595,000**

An excellent detached period home situated in the centre and within the Conservation Area of the sought after village of Waddington. The spacious internal living accommodation briefly comprises of Entrance Porch, Lounge, Sitting Room, approx. 23ft Dining Kitchen, Utility Room, downstairs WC and First Floor Landing leading to four Bedrooms, En-Suite to the Principal Bedroom and Family Bathroom. Outside there are large, mature, private and walled gardens, gated access leads to the driveway providing off road parking and the Outside Store/Garage. The property further benefits from gas central heating and viewing is highly recommended to appreciate this unique property and position with the village.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – E.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY -** North Kesteven District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundy's.

#### **LOCATION**

Waddington is a much sought after Cliff Village within the North Kesteven District of Lincolnshire and is situated approximately four miles South of Lincoln.



The Village offers a wide range of amenities to include a local shop, supermarket, beautician, barber, hairdresser, takeaways, primary school, public houses, village church, village hall and playing field. There is primary and secondary schooling close by.

Waddington has easy access to Lincoln City Centre and towards Grantham where there is access to the mainline train station to London and the A1. There is also an hourly bus service.

### **DIRECTIONS**

Proceed South out of Lincoln and over Pelham Bridge, continue along and at the South Park Avenue traffic lights turn right on to South Park Avenue and proceed along to the South Park Roundabout. At the roundabout turn left on to the A607 heading towards Bracebridge Heath.

Continue along the A607 taking you into the village of Bracebridge Heath and at the second set of traffic lights turn right and continue along the A607 signposted towards Waddington. Upon entering the village of Waddington at the crossroads turn right on to Bar Lane, proceed along and turn left on to the High Street where the property can eventually be located on the right hand side.



### **ENTRANCE PORCH**

With double doors and uPVC windows.

### **LOUNGE**

20' 10" x 13' 11" (6.35m x 4.24m) With bay window to front elevation, stairs rising to the First Floor Landing, three radiators, open fire and fireplace and exposed beams to ceiling.



### **SITTING ROOM**

13' 11" x 12' 9" (4.24m x 3.89m) With bay window to front elevation, uPVC window to side elevation, exposed beam to ceiling, radiator and open fire and fireplace.





### DINING KITCHEN

23' 2" x 13' 11" (7.06m x 4.24m) Fitted with a range of wall, base units and drawers with work surfaces over, 1 1/2 bowl sink unit and drainer, fitted double oven and hob with extractor hood over, integral fridge, freezer and dishwasher, bay window to front elevation, radiator and part tiled surround.

### UTILITY ROOM

8' 10" x 5' 3" (2.69m x 1.6m) With fitted base and wall cupboards, sink unit and drainer, integral washing machine and tumble dryer, tiled floor and uPVC front entrance door.



### DOWNSTAIRS WC

With suite to comprise WC and wash hand basin, tiled floor, towel radiator and Worcester gas fired central heating boiler.

### FIRST FLOOR LANDING

With two radiators, access to roof void and inset spotlights to ceiling.



### BEDROOM

13' 9" x 12' 9" (4.19m x 3.89m) With uPVC windows to front and side elevations, radiator and feature exposed beams.

### EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin, towel radiator, inset spotlights to ceiling, shaver point and uPVC window to front elevation.



### BEDROOM

12' 3" (to wardrobe) x 10' 7" (3.73m (to wardrobe) x 3.23m) With uPVC window to front elevation, radiator and built-in single and double wardrobes.

### BEDROOM

14' 1" x 11' 1" (4.29m x 3.38m) With uPVC dormer window to front elevation and radiator.



## BEDROOM

10' 4" x 9' 11" (3.15m x 3.02m) With uPVC window to front elevation and radiator.

## FAMILY BATHROOM

With suite to comprise of fitted shower cubicle, WC, wash hand basin and bath, shaver point, towel radiator and uPVC dormer window to front elevation.

## OUTSIDE

The property is situated in the Conservation Area within the village. There are large, mature and walled gardens with an extensive lawned area, a wide variety of mature trees, fruit trees and shrubs, paved walkway, pond and gated access leading to the block paved driveway providing off road parking. There is also a Garage/Outside Store.

## GARAGE/OUTSIDE STORE

15' 10" x 14' 9" (4.83m x 4.5m) With double doors.



## SPECIAL NOTE

Planning Permission was granted in 2008 for alterations and extensions at The Hollies, High Street, Waddington. Part of the alterations and extensions were carried out and, therefore, the Planning Permission is still valid for a further extension which incorporates a Garden Room. Further details and plans are available upon request.



### 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.co.uk](http://mundys.co.uk)

### BUYING 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/SPECIALIST 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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

### 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 their own use and the vendors (Lessors) for whom they act as Agents give no guarantee.

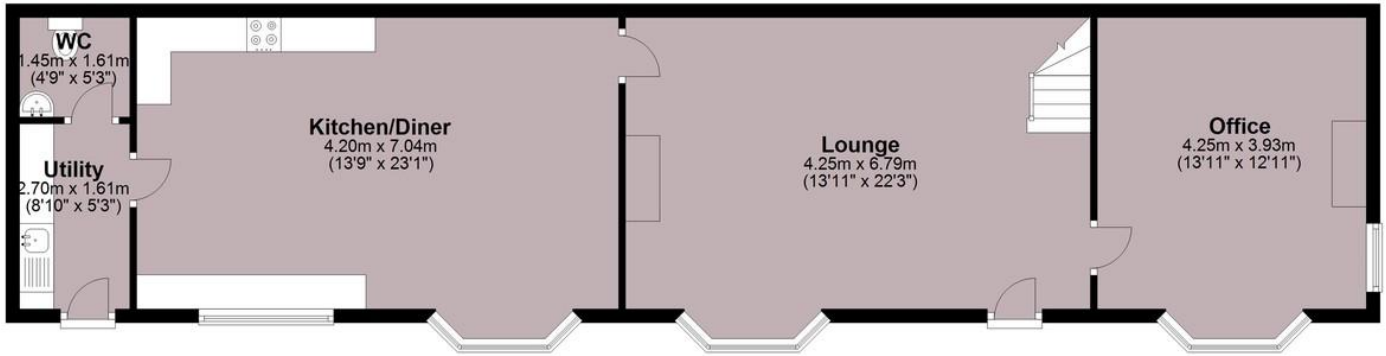
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## Ground Floor

Approx. 84.0 sq. metres (904.4 sq. feet)



## First Floor

Approx. 82.1 sq. metres (883.8 sq. feet)



Total area: approx. 166.1 sq. metres (1788.1 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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