





- NO ONWARD CHAIN
- Semi-Detached Bungalow
- Two Double Bedrooms
- 16'2" x 11'4" Lounge Diner
- West-Facing Garden
- Driveway Parking For Multiple Vehicles
- Garage
- Walking Distance To Amenities

Lime Crescent, Waddington, LN5 9BQ
£195,000

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Offered for sale with NO ONWARD CHAIN is this well-presented two-bedroom semi-detached bungalow, offering spacious and well-maintained accommodation arranged over one floor. The property has been cared for by the current owner for over ten years and has benefited from a programme of updates throughout their ownership, including a fitted kitchen in 2019. Bathroom was modernised to incorporate a room length shower in 2023. The accommodation comprises an entrance hall, a spacious lounge diner measuring a maximum of 16'2" x 14'4", featuring a cosy log burner, and a fitted kitchen with a range of units. The kitchen also benefits from access to a useful pantry cupboard and a side porch, which provides convenient access to the driveway. An inner hallway leads to two generous bedrooms and a walk-in shower room, with the master bedroom measuring a maximum of 16'9" x 10'11". Bedroom two benefits from uPVC sliding doors opening directly onto the rear garden. There is also a sizeable loft space, which is boarded, insulated and accessed via a pull-down ladder, offering excellent storage and potential for conversion, subject to the necessary permissions and building regulations. Externally, the property enjoys an enclosed, west-facing rear garden, predominantly laid to lawn with a patio seating area, mature borders and a garden shed, providing a pleasant outdoor space to enjoy the afternoon and evening sunshine. To the front, there is a lawned garden with mature shrub borders, a dwarf wall boundary and a generous driveway providing off-road parking for multiple vehicles, alongside access to the garage. The property is conveniently positioned for a range of local amenities, including independent shops, local schooling, a well-regarded doctors' surgery and Brant Road shopping facilities. Regular bus services also provide links to and from Lincoln city centre. Combining well-maintained accommodation, generous parking, a west-facing garden and the advantage of no onward chain, this bungalow would make an ideal purchase for those seeking comfortable single-storey living. Council tax band: B. Freehold.





Entrance Hall
Accessed via a uPVC front door, the entrance hall features carpeted flooring, a single radiator, and wall-mounted clothes storage with integrated hooks. Doors provide access to the lounge diner and kitchen.

Kitchen
11' 6" x 9' 3" (3.50m x 2.82m)
Fitted in 2019, the kitchen comprises a range of eye-level and base-level units with work surfaces, an integrated oven, a four-ring gas hob, and an extractor hood above. There is space and plumbing for a washing machine, together with a stainless steel sink and drainer unit. Further features include a uPVC double-glazed window overlooking the side porch, external access into the side porch, and a single radiator. A door leads to the pantry.

Pantry
2' 11" x 4' 4" (0.89m x 1.32m)
A useful storage space featuring fitted shelving, a uPVC double-glazed obscured window to the side aspect, the electric meter, consumer unit and gas meter.

Side Porch
A useful side porch with a uPVC surround, providing external access from the driveway and convenient access into the kitchen.

Lounge Diner
16' 2" x 14' 4" max (4.92m x 4.37m)
A spacious reception room featuring a uPVC double-glazed window to the front aspect with a fitted blind, a feature log burner, wood flooring, a single radiator, power points, and aerial sockets.

Inner Hallway
Providing access to the loft, which is boarded, insulated, and fitted with a pull-down ladder. There is also a large storage cupboard and access to both bedrooms and the walk-in shower room.

Master Bedroom
16' 9" maximum into wardrobe x 10' 11" max (5.10m x 3.32m)
A generous double bedroom featuring a uPVC double-glazed window to the rear aspect with a fitted blind, a single radiator, and a built-in wardrobe.

Bedroom 2
9' 9" x 9' 10" (2.97m x 2.99m)
Featuring uPVC sliding doors to the rear aspect, providing direct access onto the rear garden, together with a single radiator.

Walk-In Shower Room
6' 3" x 5' 6" (1.90m x 1.68m)
The shower room modernised in 2023 comprises a room-length shower arrangement with a mains-fed shower and handrails for support. Additional features include Aquaboard wall surrounds, a pedestal wash hand basin, a low-level WC, a uPVC double-glazed obscured window to the side aspect, and an extractor unit.

Rear Garden
The enclosed, west-facing rear garden enjoys afternoon and evening sunshine and is predominantly laid to lawn. There is a patio seating area, mature borders and a garden shed, with fenced boundaries providing a good level of privacy. There is also access to the front of the property.

Front Garden & Driveway
The front of the property features a lawned garden with mature shrub borders and a dwarf wall perimeter. A generous driveway provides off-road parking for multiple vehicles, with access to the garage.













GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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.
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