



- Modern Detached House
- 3 Bedrooms
- Lounge Diner
- Stylish Kitchen
- Low Maintenance Garden
- Driveway Parking
- Cul De Sac Position
- 15 Minute Drive To Lincoln City Centre

Adelaide Close, Waddington, LN5 9XN,
£235,000



Starkey&Brown is delighted to offer for sale this modern 3 bedroom detached house situated in the popular area of Waddington. Having a welcoming entrance hall and lounge diner measuring the full length and access to a stylish kitchen with a range of base and eye level units and integrated appliances. Rising to the first floor are 3 bedrooms which all benefit from the use of a 3 piece bathroom suite. Externally, the property comes with a low maintenance garden with a patio and decking arrangement, a converted garage ideal for an outbuilding or home office and driveway parking. The home is completed with uPVC double glazing and gas central heating throughout. Adelaide Close is situated to nearby essential amenities. This includes a Budgen's and Brant Road shopping complex with a range of independent stores, retailers and off licence. Furthermore, there are regular bus services to and from Lincoln city centre, access to A46 and Hykeham. To arrange a viewing, please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Composite front door entry to front aspect, stairs rising to first floor, wood laminate flooring, radiator, understairs storage cupboard and uPVC double glazed window to side aspect. Access into kitchen and lounge diner.

Lounge Diner

11' 6" max x 19' 8" (3.50m x 5.99m)

Having uPVC double glazed window to front aspect, French doors to rear aspect, 2 radiators and a feature electric fireplace. Access into:

Kitchen

10' 8" x 9' 2" (3.25m x 2.79m)

Having a range of base and eye level units with counter worktops, sink and drainer unit, integral appliances such as integral oven with hob and extractor hood over, tiled floor and a uPVC double glazed window to rear aspect.

First Floor Landing

Having uPVC double glazed window to side aspect, wood laminate flooring, loft access (partial boarding and insulation, no ladder).

Bedroom 1

12' 1" x 7' 9" (3.68m x 2.36m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 2

11' 10" x 8' 1" (3.60m x 2.46m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

8' 6" x 6' 0" min (2.59m x 1.83m)

Having wood laminate flooring, uPVC double glazed window to front aspect and radiator.

Bathroom

5' 6" x 7' 8" (1.68m x 2.34m)

A 3 piece suite comprising panelled bath with showerhead over featuring rainfall shower head, chrome heated hand towel rail, tiled flooring, vanity unit, uPVC double glazed obscured window to front aspect and a low level WC.

Converted Garage

Could be utilised for a multitude of purposes. Comes with power and lighting. Personnel door access from garden.

Outside Rear

Being low maintenance with fenced perimeters. Having external power socket, split between a decking area and patio arrangement. Side access to the front of the property.

Outside Front

Having gravelled driveway parking for 2 vehicles. Access to an additional space adjacent to the converted garage.





GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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