



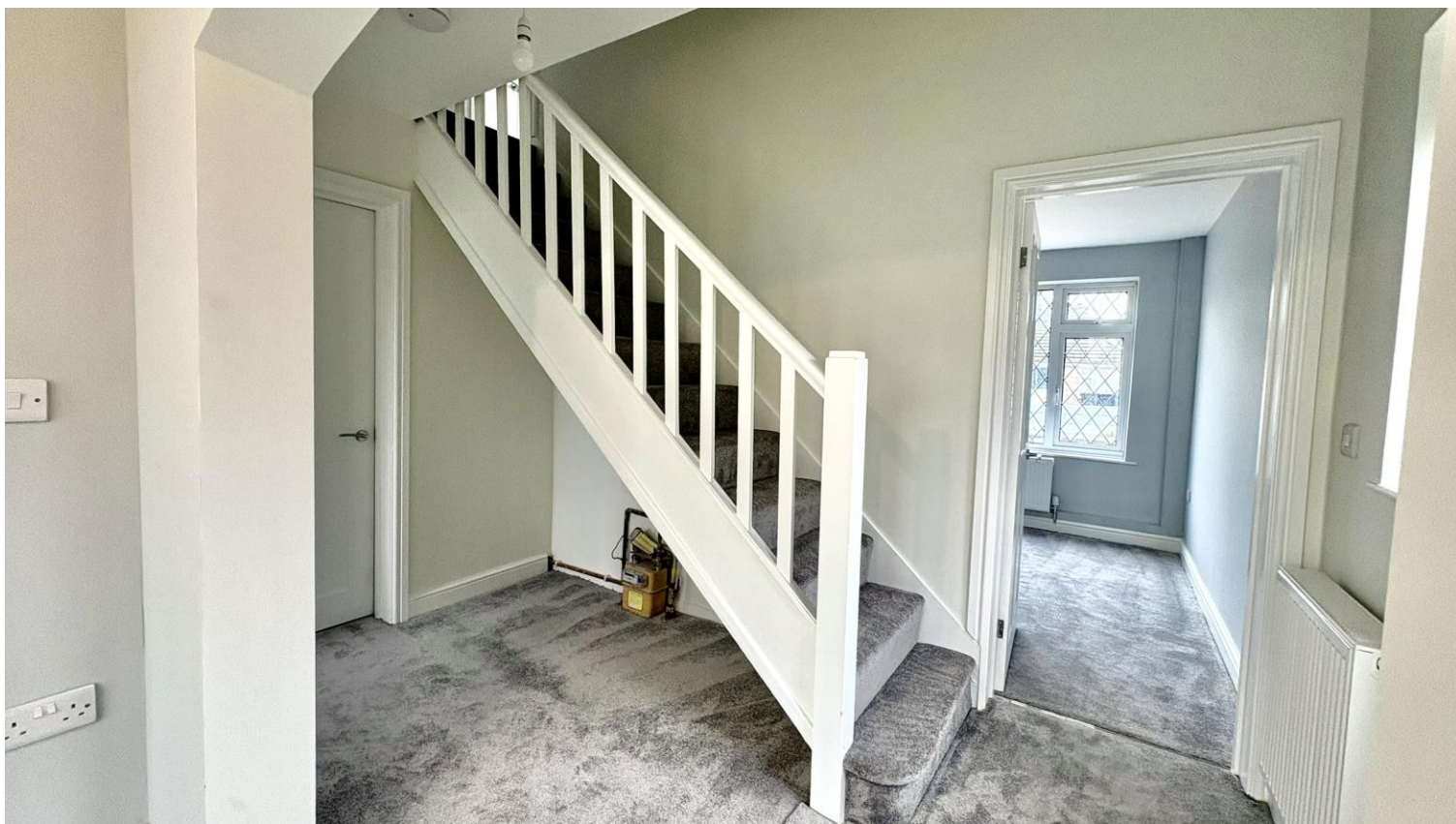
- Two Bedroom Detached House
- Driveway & Garage
- Sought After Location
- Modern Kitchen

- Fully Renovated Throughout
- Sold With No Onward Chain
- Private Enclosed Garden
- Call Today To View!

Brant Road, Waddington, LN5 9BX  
£215,000







Starkey&Brown are pleased to offer for sale this well-presented 2 bedroom home situated in the popular village of Waddington. The property has undergone an extensive scheme of upgrades including a full re-wire and fuse board, a new kitchen, plumbing throughout and installation of a new boiler making this property turn key ready. Accommodation briefly comprises an entrance hall, a welcoming lounge with 2 windows allowing plenty of natural light, a separate dining area and a conservatory providing additional reception space, a fitted kitchen and a well appointed family bathroom. Rising to the first floor there are 2 generous double bedrooms - both benefitting from eaves storage. To the rear of the property there a generous sized garden and a timber-built shed. To the front of the property there is driveway parking and access to a single garage. Council tax band: B. Freehold.





### Access to property:

New uPVC door from the side entrance leading to:

### Entrance Hall

Having a uPVC window to the side aspect, carpeted, a radiator, and a staircase rising to the first floor.

### Lounge

20' 3" x 10' 3" (6.17m x 3.12m)

Having 2 uPVC double-glazed windows to the front aspect, 2 radiators, and carpeted.

### Kitchen

13' 0" x 8' 5" (3.96m x 2.56m)

Having uPVC double-glazed window to the rear aspect, a range of wall and base units with countertops, a composite sink with mixer tap, space for a washer/dryer, a 4-ring induction hob with overhead extractor fan, an integrated fridge freezer, an integrated electric oven, tiled splashbacks and flooring, LED lighting, and access into the garage.

### Dining Room

7' 8" x 6' 4" (2.34m x 1.93m)

Carpeted, a radiator, access through a sliding door leading to:

### Conservatory

11' 2" x 7' 8" (3.40m x 2.34m)

Having uPVC double-glazed windows to the side and rear aspects. Further side access leading to the rear.

### Bathroom

Having uPVC double-glazed frosted window looking out to the rear, a low-level WC, a wash hand basin with under storage, a panelled bath with overhead rainfall shower, an extractor fan, tiled flooring, fully tiled floor and walls, and a chrome towel rail.

### First Floor Landing

Carpeted, airing cupboard housing a hot water tank. Access to bedrooms.

### Bedroom 1

11' 10" x 10' 3" (3.60m x 3.12m)

Having a uPVC double-glazed window to the front aspect, carpeted, eaves storage, and a radiator.

### Bedroom 2

12' 0" x 9' 8" (3.65m x 2.94m)

Having a uPVC double-glazed window to the rear aspect, carpeted, eaves storage housing a brand new boiler and a radiator.

### Outside Front

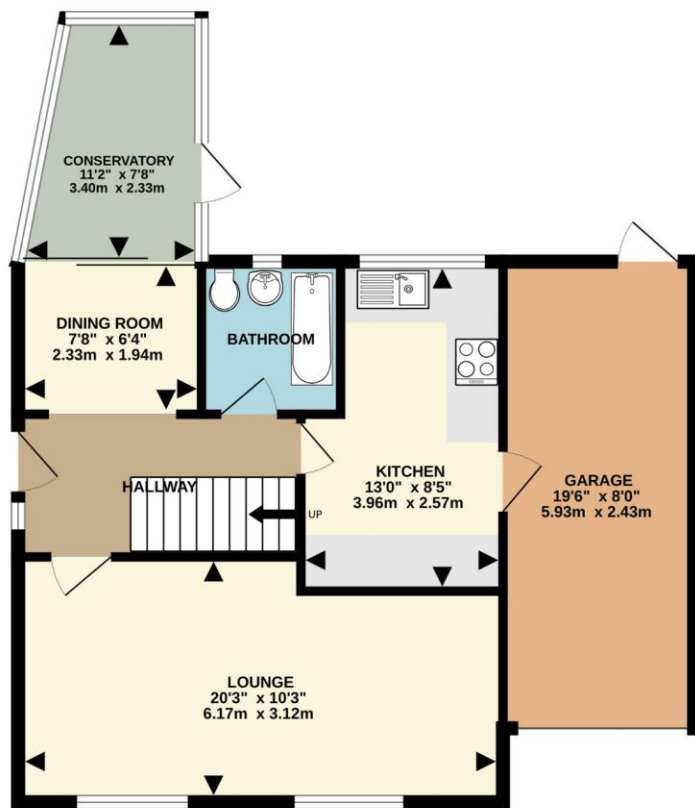
Paved driveway with access to the rear and garage.

### Outside Rear

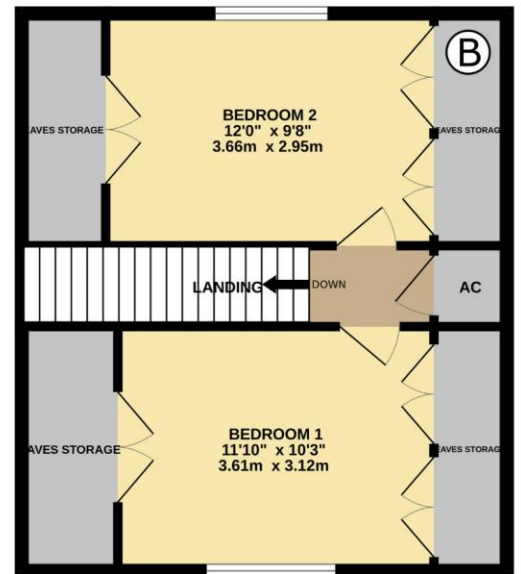
Mostly laid to lawn with a fenced surround. Block paved area and a timber-built shed.



GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.9 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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Important Information:

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 vendors/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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