



- Immaculately Presented
- Modern Kitchen/Diner
- Private Enclosed Rear Garden
- Popular Residential Area
- Three Bedrooms
- En-Suite & Family Bathroom
- Driveway Parking For Two Vehicles
- Call Today To View!

Fleetwood Road, Waddington, LN5 9ZE  
£235,000





Starkey&Brown is delighted to offer for sale this immaculately presented three-bedroom end terraced property. Positioned on Fleetwood Road within the highly popular village of Waddington. The property offers modern and well-maintained living throughout and makes an ideal purchase for first time buyers, families or investors. Accommodation briefly comprises of a welcoming entrance hall, a downstairs WC, a spacious living room followed by a modern kitchen diner with integrated appliances with French doors leading onto the rear garden - creating a fantastic space for everyday living and entertaining. Rising to the first floor there are three-bedrooms with the master bedroom benefitting from an en-suite shower room and a three-piece family bathroom suite. Further benefits of the property includes gas central heating and uPVC double-glazed window throughout. To the front of the property there is a driveway providing off street parking for two vehicles. To the rear of the property enjoys a private enclosed garden with extended patio seating area - perfect for entertaining. The village of Waddington offers a wide range of amenities including shops, schools, a doctors surgery, regular transport links, excellent access to the A15, RAF Waddington and surrounding countryside walks, making it highly desirable location. Council tax band: B. Freehold.



## Access to a uPVC composite door leading to:

### Entrance Hall

Staircase rising to the first floor, a radiator, and a storage cupboard.  
Access to:

### Living Room

13' 10" x 12' 1" (4.21m x 3.68m)

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

### Kitchen Diner

15' 5" x 12' 11" (4.70m x 3.93m)

### Kitchen Area

Having a range of base and eye level units with countertops, an integrated fridge freezer, an integrated double oven, a 4-ring gas hob with an overhead extractor fan, an integrated dishwasher, an integrated washer/dryer, a stainless steel sink with mixer tap, a wall-mounted boiler, a uPVC double-glazed window to the rear, laminate flooring, LED lighting and under cabinet lighting.

### Dining Area

French doors to the rear aspect, laminate flooring, a radiator, and an understairs storage cupboard with power and electric.

### WC

Low-level WC, a wash hand basin, laminate flooring, and a chrome towel rail.

### First Floor Landing

Carpeted, a radiator, and loft access - half boarded. Access to bedrooms and the family bathroom.

### Bedroom 1

12' 0" x 11' 1" (3.65m x 3.38m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and recess space for a wardrobe. Access to:

### En-Suite

Three-piece suite comprising a wash hand basin with under storage, a low-level WC, a walk-in shower cubicle, laminate flooring, a frosted double-glazed window to the front aspect, partially tiled walls, an extractor fan, and a chrome towel rail.

### Bedroom 2

11' 4" x 8' 8" (3.45m x 2.64m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

### Bedroom 3

12' 0" x 6' 7" (3.65m x 2.01m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

### Family Bathroom

Three-piece suite comprising a low-level WC, a wash hand basin, a panelled bath with overhead shower, partially tiled walls, a chrome towel rail, laminate flooring, and an extractor fan.

### Outside Front

Driveway for two vehicles.

### Outside Rear

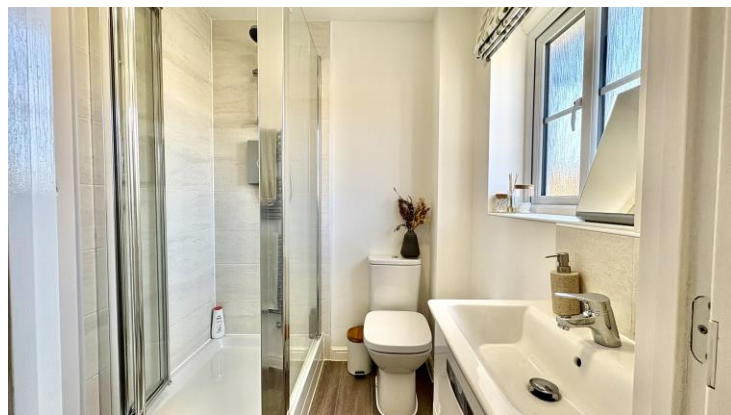
Fully fenced surround, gated access to the side, a lawned area, a shed, an extended patio, and exterior lighting.

### Agents Note

Maintenance yearly charge of £148.69 to Encore Management.

### Agents Note 1

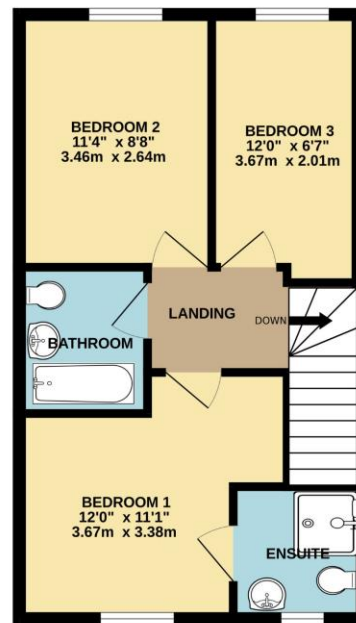
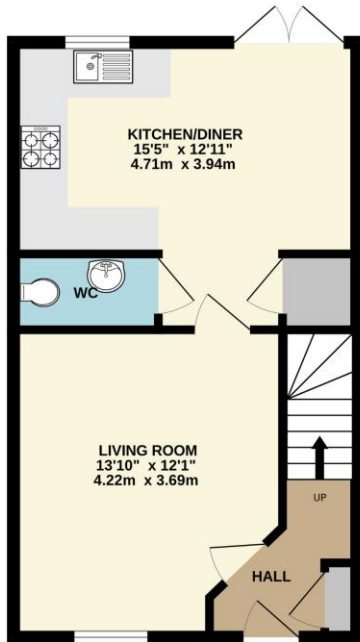
There are 4 years left on the NHBC warranty.





GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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