



- Characterful Townhouse
- Approx. 1500 Sq Ft Of Living Space
- Well-Presented Throughout
- Prime Village Location

- Two Double Bedrooms
- Two Allocated Parking Spots
- Vaulted Ceiling Living Room
- Fully Equipped Kitchen/Diner

Rectory Lane, Waddington, LN5 9RS  
Offers Over £250,000





Starkey&Brown are delighted to offer for sale this unique two bedroom townhouse positioned within the Malt Kilns development in the sought after village of Waddington. The property has heaps of history, forming part of a stunning converted Malt Kiln and is rich in character, seamlessly blending original features with a modern twist to finish this property. The living space expands approximately 1500 sq ft and comprises of spacious kitchen diner to the ground floor fitted with integral appliances such as a range cooker providing excellent space for everyday living and entertaining. There is a separate utility room and a WC. Rising to the first floor there are two double bedrooms. The master bedroom benefitting from an en-suite shower room and a further modern three-piece bathroom suite. Stand-out feature of the home is the living room measuring 29'0" x 18'10" with vaulted ceiling and exposed beams and a Juliette balcony showcasing the buildings heritage and providing a versatile living space charm and character. Externally the property benefits from two allocated parking spaces to the front. Further benefits of the property includes uPVC double-glazing throughout and gas central heating. The village of Waddington offers a wide range of local amenities including schooling, public houses, village hall, a doctors surgery, countryside walks, shops and a regular bus service to Lincoln city centre. Council tax band: C. Freehold.



## uPVC door leading into:

### Hall

Stairs rising to the first floor, tiled flooring, and a radiator. Access to:

### Kitchen Diner

25' 0" x 18' 10" (7.61m x 5.74m)

### Kitchen Area

Range of wall and base units with oak countertops, Belfast sink, integrated dishwasher, tiled splashback, a range cooker with an overhead extractor fan, integrated fridge, laminate flooring, two double-glazed windows to the front aspect, a breakfast bar, space for a fridge freezer, a wall-mounted gas boiler (recently serviced), exposed beams, and LED lighting.

### Dining Area

Laminate flooring, an understairs cupboard with lighting, exposed beams, and a radiator. Access to:

### Utility Room

12' 1" x 10' 1" (3.68m x 3.07m)

Worksurfaces, space and plumbing for appliances, a frosted double-glazed window to the rear, exposed beams, laminate flooring, LED lighting, and a radiator.

### WC

Low-level WC, a wash hand basin, laminate flooring, and a radiator.

### First Floor Landing

Staircase to the second floor, carpeted and exposed beams. Access to:

### Bedroom 1

18' 10" x 11' 4" (5.74m x 3.45m)

Three double-glazed windows to the front aspect, carpeted, a radiator, exposed beams, and an over-stairs storage cupboard. Access to:

### En-Suite

Three-piece suite comprising shower cubicle with rainfall and a handheld shower, a low-level WC, a wash hand basin, tiled flooring, a chrome radiator/towel rail, tiled walls, and an extractor fan.

### Bedroom 2

15' 5" x 9' 1" (4.70m x 2.77m)

Two frosted uPVC double-glazed windows to the rear aspect, carpeted, exposed beams, and a radiator.

### Bathroom

Three-piece suite comprising a freestanding bath, a low-level WC, a wash hand basin with understorage, laminate flooring, an extractor fan, a chrome radiator/towel rail, and LED lighting.

### Second Floor

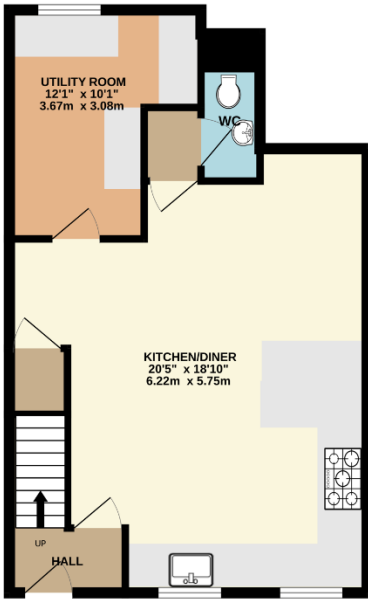
### Living Room

29' 0" x 18' 10" (8.83m x 5.74m)

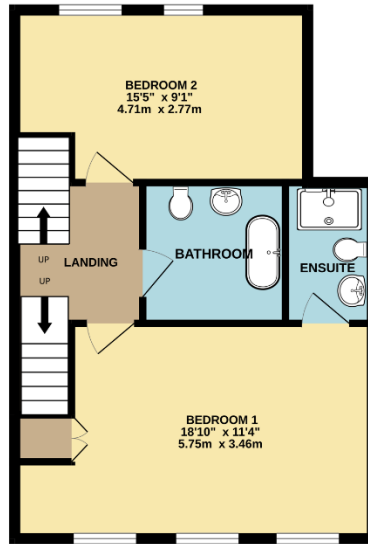
Valuted ceiling with exposed beams, a uPVC double-glazed window to the front aspect and a further frosted window to the rear aspect, two Velux windows, a Juliette balcony looking to the front aspect, three radiators, laminate flooring, and a fireplace with feature brick surround.



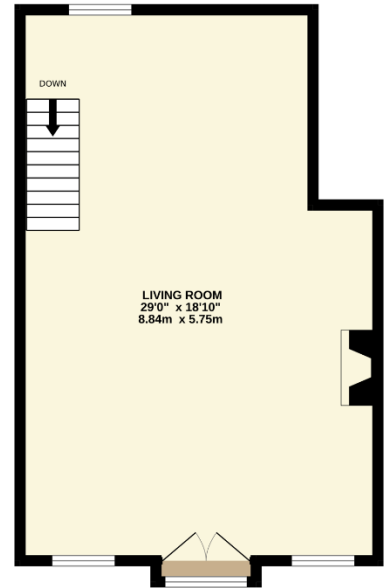
GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 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.  
Made with Metropix ©2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)

