



- Semi-Detached House Built In 2019
- Three Bedrooms
- Lounge Diner With Upgraded Flooring
- Modern Kitchen
- First Floor Three Piece Bathroom
- Landscaped Rear Garden
- EV Car Charging Point
- Small Sul-De-Sac Location

Meadowfield Close, Waddington, LN5 9AA  
£230,000





This immaculately presented, modern three-bedroom semi-detached home offers a sophisticated living space perfectly suited for growing families or first-time buyers seeking a turnkey property. The ground floor opens into an inviting layout, beginning with a modern kitchen fitted with an extensive range of matching units and high-quality integrated appliances, including a fridge freezer and dishwasher. To the rear, the spacious lounge diner serves as the heart of the home, featuring elegant patio doors that lead directly to a private, enclosed garden with a landscaped lawn and finished with floral borders and a stone-paved seating area. The ground floor is completed with a guest cloakroom with a modern vanity unit, and a WC adds further convenience to the downstairs accommodation. The first floor continues the theme of stylish living with two double bedrooms and a single bedroom measuring 6'5" x 7'2". These rooms are served by a stylish family bathroom complete with a bathtub and overhead shower, a sleek wash basin, and a heated towel rail. Externally, the property boasts a private side driveway equipped with a dedicated EV charging point, reflecting its impressive B-rated energy efficiency and commitment to modern sustainability. Meadowfield Close is ideally positioned for families, located near the "Outstanding" rated Waddington All Saints Academy and the nearby Waddington Redwood Primary Academy, with secondary options like Sir Robert Pattinson Academy in North Hykeham also serving the area. Local life is supported by an excellent range of amenities, including a Budgens supermarket, a pharmacy, and the popular Burgess Farm Shop for fresh local produce. The Brant Road shopping precinct offers a Co-op and a Post Office. For leisure, the village provides multiple green spaces such as the Redwood Drive playing field, a children's skatepark, and the Waddington Village Hall, which hosts various community events and is adjacent to the playing fields. Council tax band: B. Freehold.



### Entrance Hall

Composite front door entrance, tiled flooring, stairs rising to the first floor, access to the lounge diner, kitchen, and the downstairs WC.

### Downstairs WC

6' 10" x 3' 2" (2.08m x 0.96m)

Vanity hand wash basin unit, a low-level WC, radiator, tiled flooring, and a uPVC double-glazed obscured window to the front aspect.

### Kitchen

8' 2" x 10' 4" (2.49m x 3.15m)

Having a range of eye and base level units with handleless and gloss finish, counter worktops, and splashbacks, integrated appliances such as a slimline dishwasher, oven, 4-ring gas hob, integrated fridge freezer, uPVC double-glazed window to the front aspect, a radiator, a wall-mounted Ideal gas combination boiler (annual service record), and ceramic tiled flooring.

### First Floor Landing

Access to bedrooms and the bathroom. Loft access - insulated.

### Master Bedroom

9' 0" x 12' 3" (2.74m x 3.73m)

Having a uPVC double-glazed window to the front aspect, a radiator, and wardrobes to remain with the sale of the property.

### Bedroom 2

9' 0" x 11' 9" (2.74m x 3.58m)

Having a uPVC double-glazed window to the front aspect and a radiator.

### Bedroom 3

7' 2" x 6' 5" (2.18m x 1.95m)

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

### Bathroom

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

Having a three-piece suite comprising a panelled bath with a showerhead over, a low-level WC, a vanity hand wash basin unit, a chrome heated towel rail, tiled surround and flooring, a uPVC double-glazed obscured window to the rear aspect.

### Outside Rear

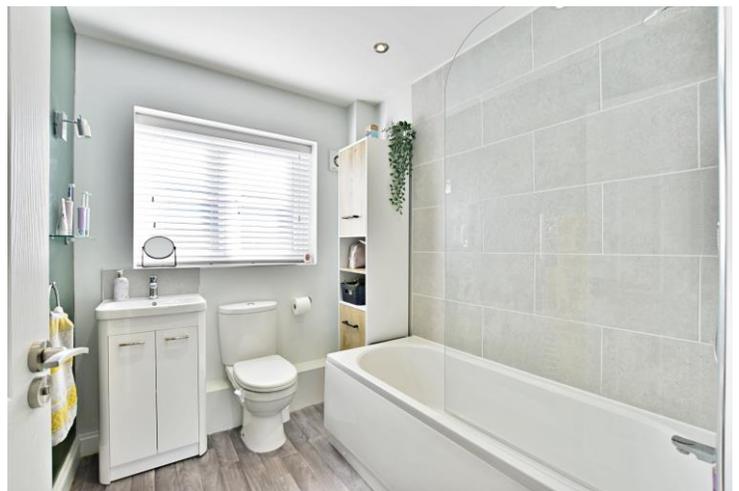
Being enclosed with fenced perimeters, a stone-paved patio seating area perfect for entertaining and relaxing, arrangement of floral flowerbeds. Side access to the front of the property with a gated entrance, external water source, and a timber-built shed with power and lighting - to remain with the sale of the property.

### Outside Front

Gravelled driveway with parking for multiple vehicles and a Podpoint EV car charging point - to remain with the sale of the property. Flower and mature shrub arrangement in the front garden with a pathway leading to the front door with a storm porch.

### Agents Note 1

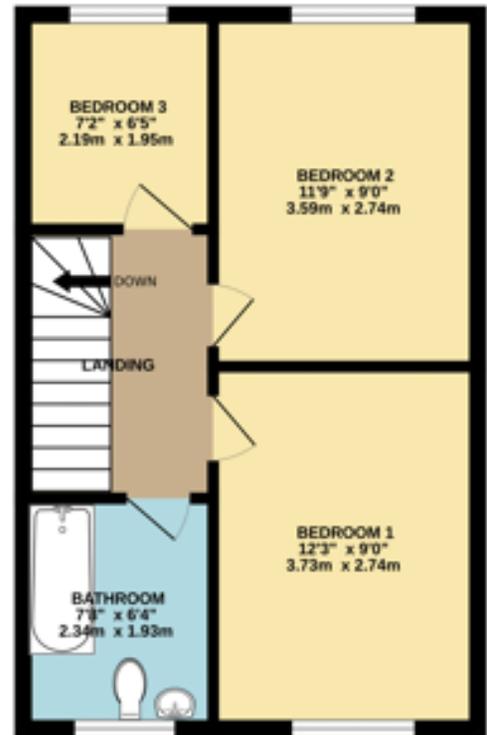
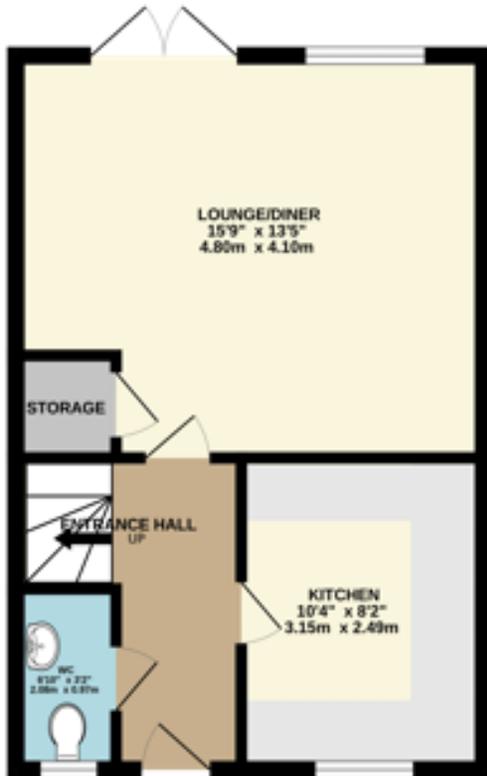
There is a large gravelled area to the front aspect of the property, which stretches to multiple properties. The maintenance of this property is shared between multiple households. In the past 7 years, the sellers estimate they have spent a total of £35 on maintenance.





GROUND FLOOR

1ST FLOOR



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 Made with floorplan 6/20/25

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