



17 Vanwall Drive

Waddington, Lincoln, LN5 9LT



Book a Viewing!

£200,000

A spacious and versatile two bedroom detached bungalow, occupying a pleasant position within the highly sought after Cliff village of Waddington. Offering well proportioned accommodation throughout, the property presents an exciting opportunity for a purchaser to modernise and create a wonderful home tailored to their own tastes and requirements. The accommodation comprises a welcoming Entrance Porch, Hallway, generous Lounge, separate Dining Room, fitted Kitchen, two well appointed Bedrooms and a Family Bathroom. Externally, the property enjoys an attractive front garden, a long driveway providing ample off-road parking and a single garage. To the rear there is a private, enclosed garden offering an ideal space for relaxing or entertaining. Situated in one of Lincoln's most desirable villages, with an excellent range of local amenities and superb transport links, this bungalow offers fantastic potential in a prime residential location. Early viewing is highly recommended. NO CHAIN.





LOCATION

Waddington is one of the popular cliff villages to the South of Lincoln. The village itself offers a wide range of local amenities including schools, shops and public houses and there are regular bus services into Lincoln and Grantham.

ACCOMMODATION

PORCH

With double glazed windows to the front and side aspects and tiled flooring.

ENTRANCE HALL

With airing cupboard and radiator.

LOUNGE

17' 6" x 12' 0" (5.34m x 3.67m) With double glazed windows to the front and side aspects, open fire set within decorative brick fire surround and radiator.

KITCHEN

13' 4" x 7' 11" (4.08m x 2.42m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine, cooker dishwasher and fridge freezer, tiled splashbacks, laminate flooring, radiator and double glazed window to the side aspect.



DINING ROOM

9' 0" x 5' 3" (2.76m x 1.61m) With double glazed picture window to the rear aspect and radiator.

BEDROOM 1

12' 11" x 10' 10" (3.96m x 3.31m) With double glazed window to the front aspect, fitted wardrobes and radiator.

BEDROOM 2

12' 7" x 10' 10" (max)" (3.85m x 3.3m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit with storage cupboard beneath and close coupled WC, tiled walls, radiator and double glazed window to the rear aspect.

REAR LOBBY

With door to the rear garden.

BOILER ROOM

With wall mounted gas fired central heating boiler and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden with mature shrubs inset. There is a driveway providing off street parking for multiple vehicles and access to the garage. The garage has an up and over door to the front, light and power. To the rear there is a private enclosed garden laid to lawn with patio seating area, mature shrubs and summer house.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating. Solar Panels.

EPC RATING — to follow.

COUNCIL TAX BAND — C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)





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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

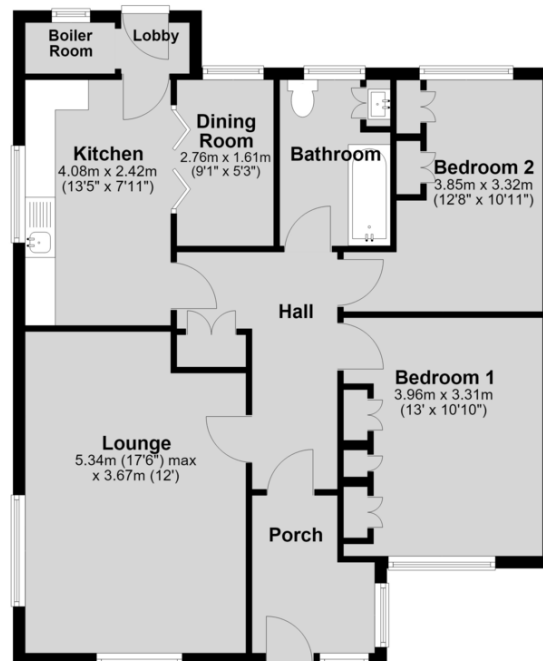
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Ground Floor

Approx. 79.9 sq. metres (860.3 sq. feet)



Total area: approx. 79.9 sq. metres (860.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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