



34 Station Road
Waddington

MOUNT & MINSTER



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Waddington

Delightful detached bungalow set in half an acre plot.

- Detached dormer bungalow
 - Stunning views
 - Outbuildings
 - Four bedrooms
 - Half an acre plot
- Kitchen/breakfast room
- Conservatory with insulated roof
 - Lounge
 - Dining room
- Potential for further development



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INTRODUCTION

A delightful detached four bedroom dormer bungalow with far reaching open views. The property is situated on a half an acre plot which offers the potential for further development subject to the appropriate planning consents. The accommodation briefly comprises; hallway, lounge, dining room, conservatory, kitchen/breakfast room, two double bedrooms and family bathroom. To the first floor there are a further two bedrooms.

LOCATION

Waddington is a popular Cliff Village within the North Kesteven District of Lincolnshire and is situated approximately four miles South of Lincoln. The Village offers a wide range of amenities to include a local shop, supermarket, beautician, barber, hairdresser, takeaways, primary school, public houses, village church, village hall and playing field. There is primary and secondary schooling close by. Waddington has easy access to Lincoln City Centre and towards Grantham where there is access to the mainline train station to London and the A1. There is also a regular bus service.

ACCOMMODATION

Hallway

Carpet, understairs cupboards, radiator, door to rear.

Lounge

Wood flooring, multifuel stove, radiator, uPVC double glazed bay window.

Dining room

Carpet, radiator, open fire, uPVC double glazed window and uPVC double glazed French doors to front.

Conservatory

Tiled flooring, radiator, uPVC double glazed French doors to front.

Breakfast/Kitchen

Tiled flooring, range of wall and base units with work surfaces over, sink and drainer, breakfast bar, electric oven and microwave, gas hob, extractor fan, integrated fridge, dishwasher, radiator, uPVC double glazed windows and door to side, space and plumbing for washing machine and tumble dryer.

Bedroom one

Carpet, radiator, built in wardrobes, uPVC bay window to side.

Bedroom three

Carpet, radiator, built in wardrobe, uPVC double glazed window to rear.

Downstairs WC

Laminate flooring, radiator, low level WC, pedestal wash hand basin, uPVC double glazed window.

Bathroom

Laminate flooring, radiator, low level WC, pedestal wash hand basin, corner bath and shower cubicle, uPVC double glazed window to rear.





First floor landing

Carpet

Bedroom two

Carpet, radiator, built in wardrobe, access to loft space, uPVC double glazed window, additional storage in the eaves.

Bedroom four

Laminate flooring, radiator, built in wardrobe and cupboards, uPVC double glazed window.

OUTSIDE

To the front of the property an extensive gravel driveway provides ample off road parking for several vehicles, along with access to the tandem garage providing additional parking if required. The front garden is primarily laid to lawn with mature planted beds and borders, with shrubs and mature trees. The garden provides excellent alfresco dining and entertaining spaces with a extensive sandstone patio across two levels.

The garden wraps around the entirety of property with an extensive garden to the rear with a vegetable plot, and mature fruit trees, a large brick outbuilding provides additional storage.

METHOD OF SALE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

COUNCIL TAX BAND

Band: D

North Kesteven District Council

SERVICES

Mains gas, electric water and drainage.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of September 2024.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





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Approx. Gross Internal Floor Area 155.61 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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