



## 15 Redwood Drive

Waddington, Lincoln, LN5 9BN

**£250,000**

An extended two bedroomed detached family bungalow positioned in this popular location in Lower Waddington, to the south of Lincoln. The property has been extended and offers internal accommodation to comprise of Reception Hallway, Lounge, Snug, modern fitted Kitchen Diner, Shower Room and Two Bedrooms. Outside there is a garden to the front with a driveway to the side providing off road parking and giving access to the Garage. To the rear of the property there is a larger than average garden.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – B

**LOCAL AUTHORITY** - North Kesteven District Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Head South out of Lincoln on Newark Road and at the Rookery Lane/Brant Road traffic lights turn left on to Brant Road and continue along for some time and then turn left on to Valley Road and then turn left on to Redwood Drive where the property can be located on the right hand side.

**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

### RECEPTION HALLWAY

With UPVC door to the front aspect, fitted cupboard and doors to the lounge, bedrooms, shower room and kitchen diner.

### LOUNGE

12' 7" x 11' 10" (3.85m x 3.61m) , with UPVC window to the front aspect, radiator, fireplace and archway to the snug.

### SNUG

10' 5" x 6' 10" (3.18m x 2.10m) , with UPVC windows to the side and rear aspects and radiator.

### BEDROOM 1

11' 1" x 12' 1" (3.40m x 3.69m) , with UPVC window to the front aspect, radiator and fitted cupboards.

### BEDROOM 2

9' 7" x 8' 11" (2.94m x 2.72m) , with UPVC window to the side aspect and radiator.

### SHOWER ROOM

7' 0" x 6' 4" (2.15m x 1.95m) , with UPVC window to the side aspect, WC and wash hand basin with vanity unit and shower cubicle.

### KITCHEN DINER

10' 5" x 21' 10" (3.18m x 6.67m) , with UPVC window to the rear aspect, sliding UPVC doors to the rear garden, UPVC door to the side aspect, fitted with a range of modern base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap, integral electric over, four ring electric hob with extraction above, spaces for a dishwasher, fridge freezer and washing machine, wall mounted units with complementary splashbacks.

### OUTSIDE

To the front of the property there is a lawned garden, decorative gravelled beds, path to the front door and a driveway to the side providing off road parking and giving access to the garage. To the rear of the property there is a paved seating area, decorative gravelled beds, lawned garden and flowerbeds.

### GARAGE

18' 10" x 8' 10" (5.76m x 2.70m) , with up and over electric door to the front aspect, UPVC windows and doors to the side aspect, power and lighting.





**WEBSITE**

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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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**

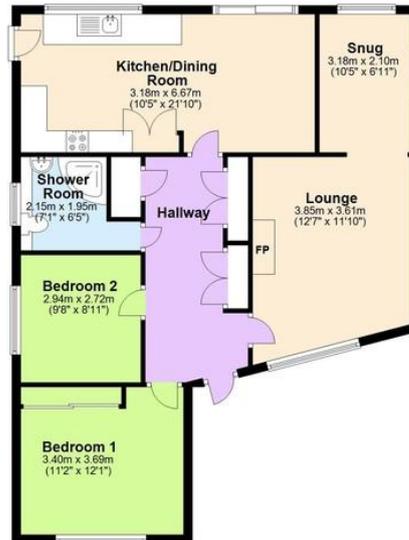
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**Ground Floor**

Approx. 100.1 sq. metres (1077.3 sq. feet)



Total area: approx. 100.1 sq. metres (1077.3 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**15 redwood drive**

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**

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