



12 Somerville Court

Waddington, Lincoln, LN5 9QX



Book a Viewing!

£199,950

A three bedroomed semi-detached property positioned in this popular residential area of Lower Waddington. The property has internal accommodation to briefly comprise of Inner Hallway, Lounge Diner, Kitchen with a range of fitted appliances, Conservatory Lean-to and a First Floor Landing leading to three Bedrooms and a Bathroom. Outside there are gardens to the front and rear and a Garage situated within a block. The property is being sold with No Onward Chain and benefits from UPVC double glazing and gas central heating.





SERVICES

All mains services available. Gas central heating.
Security alarm.

EPC RATING – C

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

INNER HALLWAY

With UPVC door to the front aspect, fitted cupboard with radiator, stairs to the first floor landing with storage below and doors to the lounge diner and kitchen.

LOUNGE DINER

23' 10" x 16' 2" (7.27m x 4.93m), with UPVC bow window to the front aspect with a radiator below, electric fire, further radiator and a UPVC window to the rear aspect.

KITCHEN

8' 3" x 9' 10" (2.52m x 3.00m), with window and door to the conservatory, fitted with a range of base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap, integral oven, four ring electric hob, integral fridge freezer, space for a washing machine, wall mounted cupboards with complementary tiling below and a radiator.

CONSERVATORY

10' 1" x 10' 2" (3.08m x 3.10m)

LANDING

With airing cupboard housing the boiler, access to roof void and doors to the bathroom and three bedrooms.



BEDROOM 1

12' 10" x 9' 10" (3.93m x 3.01m), with UPVC window to the front aspect and a radiator.

BEDROOM 2

10' 4" x 11' 2" (3.17m x 3.42m), with UPVC window to the rear aspect and a radiator.

BEDROOM 3

7' 10" x 8' 2" (2.41m x 2.51m), with UPVC window to the front aspect and a radiator.



BATHROOM

5' 5" x 6' 10" (1.66m x 2.10m), with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC with vanity unit and wash hand basin, partly tiled walls and a radiator.

OUTSIDE

To the front of the property there is a gravelled garden with a path to the front door. To the rear of the property there is a paved seating area, mature shrubs and trees and a garden shed.

GARAGE

With up and over door.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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, J Walter and Calum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

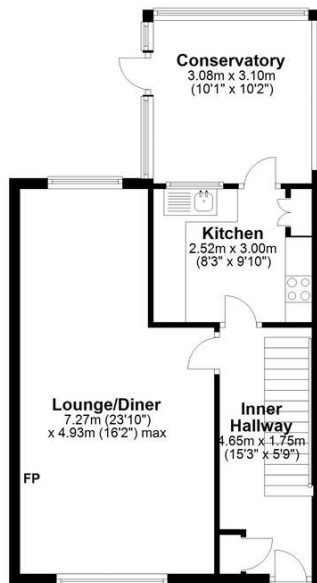
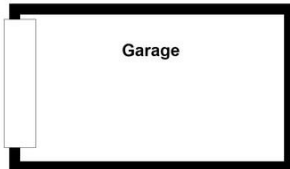
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

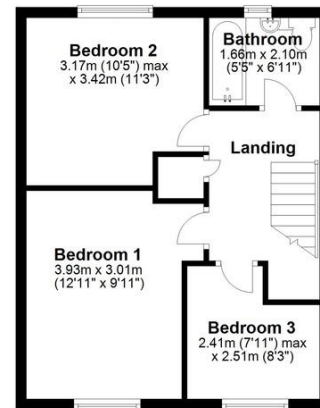
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.

12 Somerville Court

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

