



**82 Grantham Road, Waddington,
Lincoln, LN5 9NT**



Book a Viewing!

£495,000

A unique detached cottage located in the popular and convenient Cliff village of Waddington, to the South of the Cathedral City of Lincoln, with spacious and versatile accommodation spread across three floors. The main cottage has immaculate accommodation, modernised to a high standard whilst retaining many character features, comprising of Hall, Lounge, Snug/Dining Room, modern fitted Kitchen, stunning Orangery and a First Floor Landing leading to three double Bedrooms, two En-suite Shower Rooms to Bedroom 1 and 2 and modern Family Bathroom. The property has a lower ground floor Annex, which can be accessed via the cottage or by its own entrance door and comprises of Living Room, double Bedroom and Shower Room. The property further benefits from an additional versatile detached dwelling, ideal for a home office or further annex, comprising of Bedroom/Office, Shower Room and Utility Room. The property sits on a plot of approximately 0.24 acres (STS) with a block paved driveway to the front, formal enclosed gardens, a larger than average garage with workshop and a further large parking area for several vehicles to the rear of the house. Viewing is essential to appreciate all this fine home has to offer and the versatility and standard of the accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

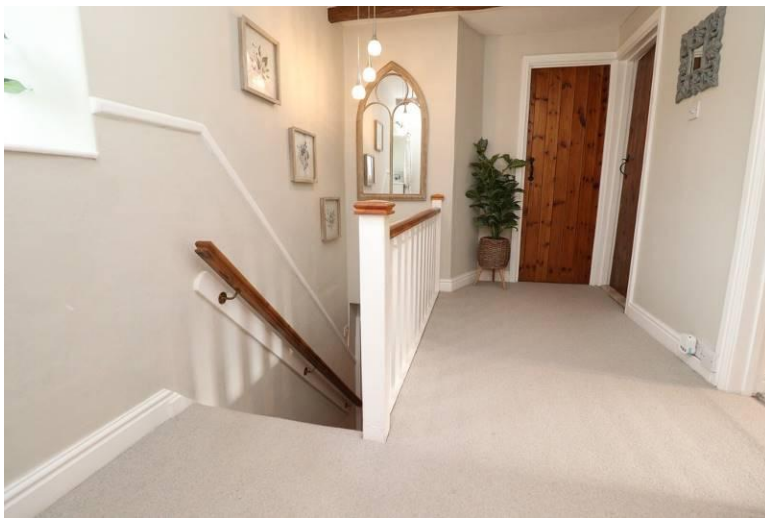
VIEWINGS - By prior appointment through Mundys.

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.

NOTE

In the agents opinion there is potential for a building plot at the bottom of the house (subject to the necessary planning).



HALL

With staircase to the first floor, staircase to the cellar/annexe, storage cupboard, feature exposed beams, radiator and double glazed window to the rear aspect.

LOUNGE

15' 8" x 11' 5" (4.78m x 3.48m) With open fire set within feature fireplace, double glazed bay window to the front aspect, front entrance door, feature ceiling beams and radiator.

SNUG

15' 6" x 11' 5" (4.73m x 3.50m) With log burner set within feature fireplace, double glazed bay window to the front aspect, wood effect flooring, feature ceiling beams and radiator.



KITCHEN/BREAKFAST ROOM

19' 4" x 7' 4" (5.90m x 2.25m) Fitted with a range of wall and base units with solid granite work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, integrated fridge and dishwasher, space for Range cooker, gas fired central heating boiler, breakfast bar, understairs storage cupboard, feature ceiling beams, tall radiator, tiled flooring, splashbacks and double glazed window to the rear aspect.

ORANGERY

12' 1" x 11' 10" (3.70m x 3.62m) With five double glazed windows to the front, side and rear aspects, double glazed French doors to the garden, tiled flooring, tall radiator and spotlights.



FIRST FLOOR LANDING

With double glazed window to the rear aspect.

BEDROOM 1

14' 5" x 11' 6" (4.41m x 3.51m) With double glazed window to the front aspect, radiator and fitted wardrobe with sliding doors.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring and chrome towel radiator.



BEDROOM 2

14' 2" x 11' 4" (4.34m x 3.47m) With double glazed window to the front aspect, two fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring and chrome towel radiator.



BEDROOM 3

11' 2" x 7' 5" (3.41m x 2.27m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BATHROOM

Fitted with a three piece suite comprising of Jacuzzi bath, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring, chrome towel radiator, spotlights and double glazed window to the side aspect.

OFFICE/BEDROOM 4

10' 5" x 9' 7" (3.20m x 2.94m) A versatile room detached from the main house. Suitable for a multitude of uses such as a home office, bedroom or gym, with double glazed window to the side aspect, Velux window and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, tiled flooring and radiator.

UTILITY ROOM

7' 6" x 5' 7" (2.30m x 1.71m) With spaces for washing machine and tumble dryer, a range of wall and base units with work surfaces over, stainless steel sink with mixer tap over, radiator, tiled flooring and double glazed window to the rear aspect.



CELLAR/ANNEXE

LIVING ROOM

15' 6" x 6' 8" (4.74m x 2.04m) With double glazed window to the rear aspect, under stairs storage cupboard and radiator.

BEDROOM

9' 8" x 7' 0" (2.96m x 2.15m) With double glazed window to the rear aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC and tiled splashbacks.



OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and gated access to the garden. The garden is fully enclosed and laid mainly to well manicured lawn with a patio seating area, mature shrubs, flowerbeds and greenhouse. To the rear of the property there is a detached garage with workshop and a large gravelled parking area.



WEBSITE

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SJBs & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 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.

Coverings 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.

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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

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:

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Total area: approx. 200.4 sq. metres (2157.2 sq. feet)
For illustration purposes only. Please contact us for details.



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.