



**2 The Paddock, Grantham Road,  
Waddington, Lincoln, LN5 9NT**



Book a Viewing!

### **Offers in Excess of £595,000**

A rare opportunity to acquire an exceptional family home on a generous plot of 0.43 acres (STS), in a tucked away location in the Cliff Village of Waddington, close to the Cathedral City of Lincoln. The immaculate and thoughtfully extended accommodation comprises of Entrance Hall, Lounge, Kitchen/Breakfast Room, Open Plan Garden and Dining Room with two sets of Bi-fold doors to the rear garden, Utility Room, Shower Room and a First Floor Landing leading to master Bedroom with a luxury 4 piece En-suite Bathroom and spacious Dressing Room, four further Bedrooms and a luxury 4 piece family Bathroom. Outside the property features a large gravelled driveway, double garage and generous lawned front and rear gardens. Viewing of this fantastic executive family home is highly recommended to appreciate all it has to offer.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – E.

**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**

**HALL**

With staircase to the first floor and radiator.



#### LOUNGE

20' 9" x 13' 0" (6.33m x 3.98m) With double glazed bow window to the front aspect, built in feature media wall with electric smart fire beneath, spotlights and two radiators.

#### KITCHEN/BREAKFAST ROOM

20' 9" x 11' 1" (6.33m x 3.40m) Newly fitted with a stylish range of wall and base units with work surfaces over, twin stainless steel sinks with mixer taps over, twin eye level Neff electric ovens, 5 ring Neff induction hob with extractor fan over, integrated dishwasher, space for American fridge freezer, breakfast bar, radiator and double glazed window to the front aspect.



#### GARDEN/DINING ROOM

30' 6" x 11' 6" (9.31m x 3.51m) With two sets of double glazed Bi-fold doors to the garden, double glazed window to the side aspect, ceiling speaker system and two radiators.

#### UTILITY ROOM

11' 8" x 7' 6" (3.56m x 2.31m) Fitted with base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, storage cupboard, spaces for washing machine and tumble dryer, wall mounted gas fired Navien central heating boiler, spotlights, tiled splashbacks, personnel door to the garage, door to the rear garden and double glazed window to the rear aspect.



#### SHOWER ROOM

7' 6" x 4' 0" (2.31m x 1.23m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall mounted wash hand basin, towel radiator, spotlights and double glazed window to the rear aspect.

#### FIRST FLOOR LANDING

With spotlights.

#### BEDROOM 1

15' 1" x 11' 7" (4.60m x 3.54m) An impressive master bedroom with vaulted ceiling with spotlights, double glazed picture window to the rear aspect giving views of the garden, two Velux windows and radiator.



#### WALK-IN WARDROBE

11' 6" x 7' 3" (3.52m x 2.21m) With spotlights.

#### EN-SUITE BATHROOM

11' 6" x 7' 5" (3.51m x 2.27m) Fitted with a luxurious four piece suite comprising of freestanding bath tub, walk in shower cubicle, close coupled WC and wall mounted wash hand basin, towel radiator, tiled flooring, part tiled walls, double glazed window to the rear aspect, two Velux windows and spotlights.



**BEDROOM 2**  
10' 9" x 10' 0" (3.30m x 3.05m) With double glazed windows to the front and side aspects, built in double wardrobe with mirror fronted sliding doors, spotlights and radiator.

**BEDROOM 3**  
10' 2" x 10' 0" (3.11m x 3.05m) With double glazed windows to the front and side aspects, spotlights and radiator.

**BEDROOM 4**  
10' 3" x 9' 8" (3.14m x 2.96m) With double glazed window to the side aspect, spotlights and radiator.



**BEDROOM 5**  
9' 5" x 6' 6" (2.88m x 2.0m) With double glazed window to the front aspect, spotlights and radiator.

**BATHROOM**  
10' 5" x 8' 4" (3.20m x 2.55m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wall mounted wash hand basin, towel radiator, tiled flooring and splashbacks, double glazed window to the side aspect and spotlights.

**OUTSIDE**  
The property sits in a tucked away position, on a generous plot of approximately 0.43 acres (STS). To the front there is a lawned garden and a large gravelled driveway providing off street parking for multiple vehicles and access to the double garage. The garage has an up and over door to the front, double glazed window to the side aspect, personnel door to the utility room, light and power. To the rear there is an enclosed garden laid mainly to lawn with patio seating area and mature trees.



**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](http://mundys.net)

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**  
Sills & 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.

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.

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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 roughly 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- 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.
- 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 a not verified.

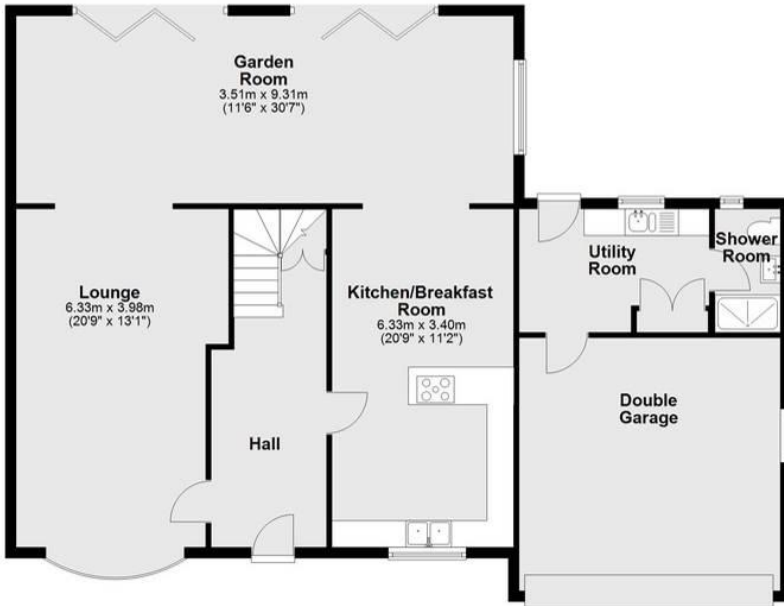
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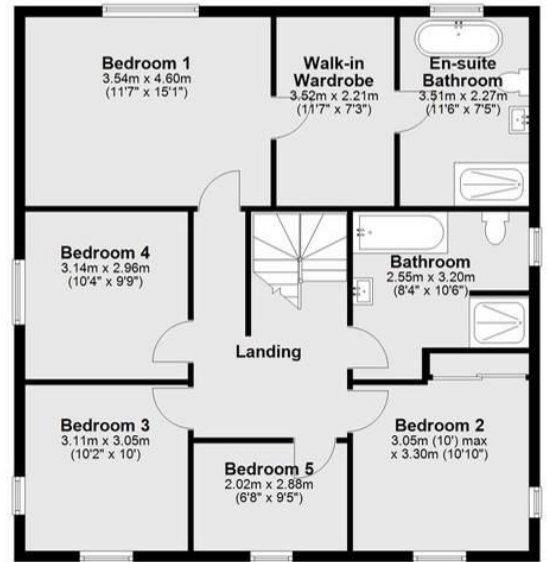
### Ground Floor

Approx. 128.5 sq. metres (1382.8 sq. feet)



### First Floor

Approx. 93.1 sq. metres (1001.8 sq. feet)



Total area: approx. 221.5 sq. metres (2384.5 sq. feet)



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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.

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