



**24 Mettam Road, Waddington,
Lincoln, LN5 9SD**



Book a Viewing!

£350,000

Beautifully positioned on the edge of this attractive modern development in the sought after village of Waddington, this nearly new Four-Bedroom detached home enjoys breathtaking, far-reaching views over the Cliff edge and occupies an enviable corner plot. The well appointed accommodation includes a welcoming Entrance Hall, an elegant Lounge, a formal Dining Room, and a contemporary Kitchen/Diner, complemented by a useful Utility Room and Cloakroom/WC. The First Floor offers four well appointed Bedrooms, including a master with its own En-suite Shower Room, along with a modern Family Bathroom. The exterior is equally impressive, with beautifully landscaped front and rear gardens providing idyllic spaces for relaxation and outdoor entertaining. A private driveway offers off-street parking and leads to a single garage. This is a home that blends modern convenience with a stunning setting and early viewing is essential.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — B.

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.



ACCOMODATION

HALL

With staircase to the first floor, laminate flooring and radiator.

LOUNGE

13' 2" x 10' 9" (4.03m x 3.28m) With double glazed window to the front aspect and radiator.

SITTING/DINING ROOM

10' 9" x 9' 10" (3.28m x 3.02m) With double glazed window to the front aspect and radiator.

KITCHEN/DINER

20' 3" x 9' 6" (6.19m x 2.90m) Fitted with a range of wall and base units with work surfaces over, undermount 1½ bowl sink with side drainer and mixer tap, electric oven and hob with extractor fan over, integrated dishwasher and fridge freezer, radiator, laminate flooring, spotlights, double glazed window to the rear aspect and French doors to the rear garden.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, radiator, laminate flooring, spotlights and door to the rear garden.

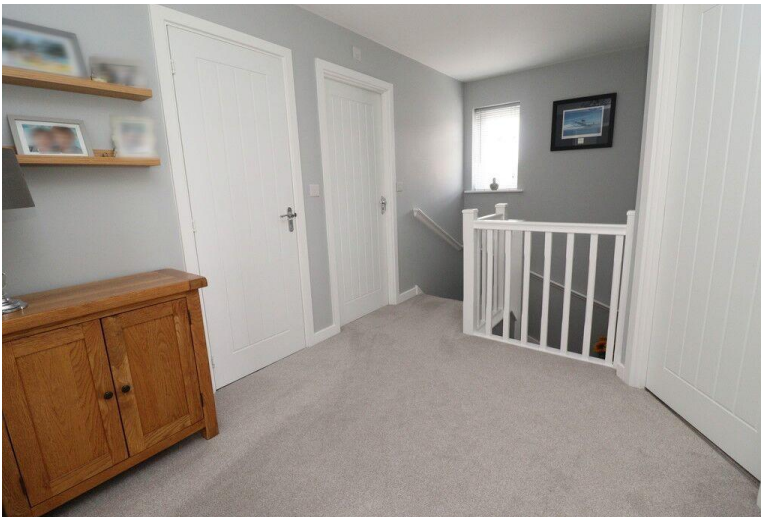


CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled splashbacks, double glazed window to the side aspect and radiator.

FIRST FLOOR LANDING

With airing cupboard and double glazed window to the side aspect.



BEDROOM 1

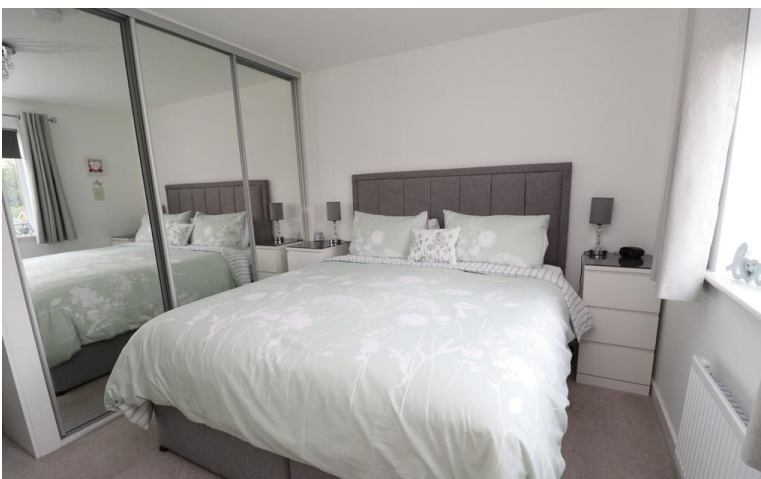
11' 5" x 10' 11" (3.48m x 3.35m) With double glazed window to the rear aspect, fitted wardrobe with sliding doors and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, laminate flooring, spotlights, chrome towel radiator and double glazed window to the rear aspect.

BEDROOM 2

11' 6" x 8' 5" (3.53m x 2.59m) With double glazed window to the front aspect and radiator.





BEDROOM 3

9' 10" x 9' 1" (3.00m x 2.77m) With double glazed window to the front aspect and radiator.

BEDROOM 4

8' 1" x 7' 8" (2.47m x 2.35m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, laminate flooring, spotlights, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawned garden facing onto the Cliff edge with fantastic panoramic views. To the rear there is an enclosed garden, laid mainly to lawn with patio seating area, decked seating area, raised flowerbeds, bin storage area and garden shed. The property further benefits from a driveway providing off street parking for multiple vehicles to the rear of the property, and a garage with up and over door to the front.



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 mun dys.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 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.

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 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.

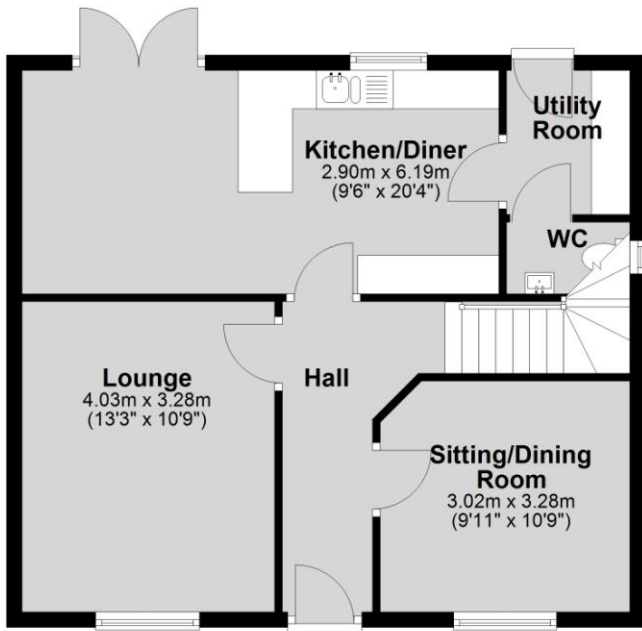
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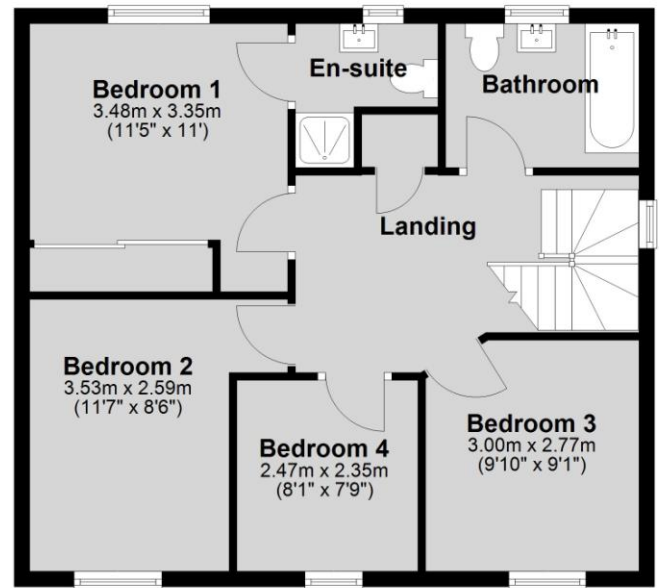
Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.7 sq. feet)



Total area: approx. 112.0 sq. metres (1205.7 sq. feet)



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.

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