



**433a Brant Road**

Waddington, Lincoln, LN5 9AL



Book a Viewing!

**£430,000**

Situated discreetly in a fantastic tucked away position, this individually and thoughtfully designed Three Bedroom Detached Bungalow offers beautifully appointed accommodation built to an impressive specification throughout. The spacious and well balanced living space comprises of a welcoming Entrance Hall, an elegant Lounge with bay window and a generous Open Plan Living Kitchen Diner - the true heart of the home - featuring high specification fittings and integrated appliances. There is also a separate Utility Room, Three well proportioned Double Bedrooms, a stylish En-suite Shower Room to the Principal Bedroom and a luxurious four piece Family Bathroom. The property is approached via a long private driveway, setting it well back from Brant Road and providing access to a 1.5 garage. Attractive gardens are positioned to both the front and rear, creating a private and peaceful setting. Viewing of this superb bungalow is highly recommended to fully appreciate the quality, space and position on offer. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

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

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



## ACCOMMODATION

### ENTRANCE HALL

With large storage cupboard, wood flooring with under floor heating and spotlights.

### LOUNGE

17' 8" x 15' 7" (5.39m x 4.77m) With double glazed bay window to the side aspect, fireplace with gas burner inset, under floor heating and spotlights.

### KITCHEN/DINER

25' 9" x 14' 8" (7.85m x 4.48m) Fitted with a modern range of wall and base units with work surfaces over, central island with breakfast bar, 1 ½ bowl undermount sink unit with mixer tap over, four ring induction hob and two ring gas hob with extractor fan over, eye level double oven with warming drawer, integrated microwave and dishwasher, space for American fridge freezer, spotlights, tiled flooring with under floor heating, two double glazed windows to the front aspect and double glazed bi-fold doors to the rear garden

### UTILITY ROOM

Fitted with base units with work surface over, stainless steel sink unit with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled flooring with under floor heating, double glazed window to the rear aspect and personnel door to the garage.



### BEDROOM 1

14' 6" x 12' 1" (4.42m x 3.69m) With double glazed window to the rear aspect, fitted wardrobe and radiator.



### EN SUITE SHOWER ROOM

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

### BEDROOM 2

14' 11" x 8' 11" (4.55m x 2.74m) With double glazed window to the side aspect, fitted wardrobe and radiator.

### BEDROOM 3

11' 9" x 8' 9" (3.59m x 2.69m) Currently used as a sitting room with double glazed French doors to the rear garden and radiator.



### BATHROOM

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



## OUTSIDE

The property sits in a tucked away position down a long private driveway. The driveway provides ample off street parking for multiple vehicles and access to the 1.5 Garage. The garage has twin electric up-and-over doors to the front, personnel doors to the garden and the utility room, loft storage, light and power. To the rear of the property there is an enclosed rear garden with a patio seating area, lawned garden, a range of shrubs and trees, pergola and garden shed.

### 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)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 Callum Lyman 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 roughly checked.

### GENERAL

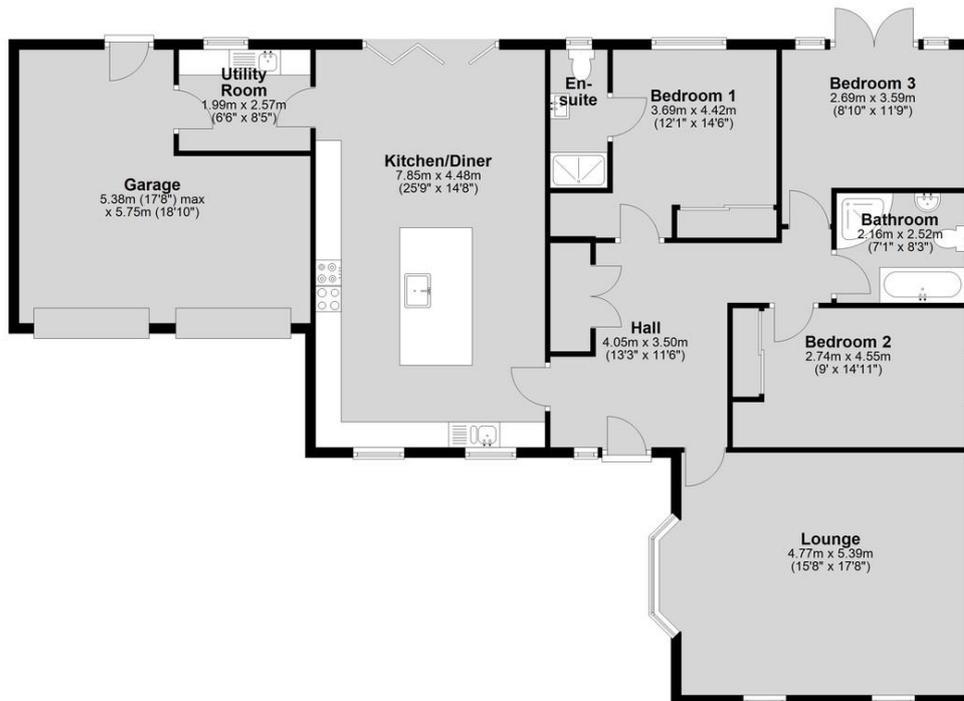
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## Ground Floor

Approx. 157.4 sq. metres (1694.3 sq. feet)



Total area: approx. 157.4 sq. metres (1694.3 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.



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