



11 Vanwall Drive
Waddington, LN5 9LT



Book a Viewing!

£275,000

An extended and beautifully presented Three Bedroom Detached Bungalow, offering spacious and versatile living accommodation, located in the highly sought after Cliff village of Waddington. The well planned living accommodation comprises a Porch and welcoming Entrance Hall, generous Lounge, separate Dining Room, Family Room and a bright Conservatory, providing excellent living and entertaining space. The modern Kitchen is fitted with a range of integrated appliances, while three well appointed Bedrooms are complemented by a stylish contemporary Shower Room. Externally, the property benefits from an attractive front garden, a long block paved driveway providing ample off road parking and a single garage. To the rear there is a private, enclosed garden. Early viewing is highly recommended to fully appreciate the space, presentation, and desirable village location this bungalow has to offer.





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

Waddington is a sought after and well established Cliff village located to the south of the historic Cathedral City of Lincoln. Offering an excellent balance of village charm and modern convenience, the area is particularly popular with families, professionals and commuters. The village boasts a strong range of local amenities including well regarded schools, a variety of shops, pubs, cafés and everyday services, together with medical and leisure facilities. Waddington also benefits from excellent transport links, with easy access to Lincoln city centre, the A15, A607 and wider road networks, making it ideal for those commuting further afield.



ACCOMMODATION

PORCH

ENTRANCE HALL

With sun tunnel, alarm panel, loft access point and radiator.

BEDROOM 1

11' 10" x 9' 8" (3.62m x 2.97m) With a range of fitted bedroom furniture including wardrobes, over bed storage, dressing table and drawers, double glazed window to the front aspect and radiator.

BEDROOM 2

10' 0" x 9' 5" (3.07m x 2.88m) With double glazed window to the side aspect and radiator.

BEDROOM 3

9' 11" x 8' 5" (3.03m x 2.59m) With double glazed window to the side aspect and radiator.



SHOWER ROOM

Refitted with a stylish three piece suite comprising of walk in shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, airing cupboard with radiator, tiled walls and flooring, spotlights with dimmer, chrome towel radiator and double glazed window to the side aspect.

LOUNGE

18' 3" x 12' 4" (5.57m x 3.77m) With double glazed window to the front aspect, gas fire set within a decorative fire surround, wall lights, spotlights with dimmer and radiator.

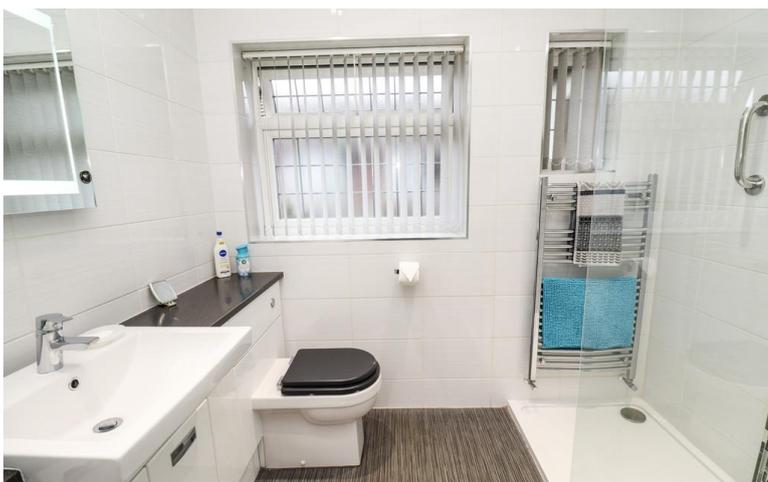


DINING ROOM

11' 8" x 10' 0" (3.57m x 3.05m) With double glazed French doors to the rear garden, wall lights, spotlights and radiator.

KITCHEN

10' 11" x 9' 10" (3.35m x 3.02m) Fitted with a modern range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, Neff five ring gas hob with extractor fan, Neff eye level electric oven, integrated fridge freezer, washing machine, heat pump tumble dryer and slimline dishwasher, tiled flooring and splashbacks, spotlights and double glazed window to the side aspect.



REAR LOBBY

With large walk in storage cupboard with gas fired central heating boiler, tiled flooring and double glazed door to the rear garden.

FAMILY ROOM

14' 6" x 10' 11" (4.43m x 3.34m) With tiled flooring, double glazed window to the side aspect, double glazed French doors to the conservatory and radiator.



CONSERVATORY

10' 5" x 10' 2" (3.18m x 3.11m) With double glazed French doors to the rear garden, remote controlled ceiling fan and light, tiled flooring and radiator.

OUTSIDE

To the front of the property there is a lawned garden with mature shrubs set behind low level wall. There is a long block paved driveway providing off street parking for multiple vehicles and access to the garage. The single garage has an up-and-over door to the front, light, power and security lighting. To the rear of the property there is an enclosed garden laid mainly to lawn with a block paved patio seating area, raised flowerbeds, mature shrubs 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

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REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Butteridge, 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. Water 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.

Clearings 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 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

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

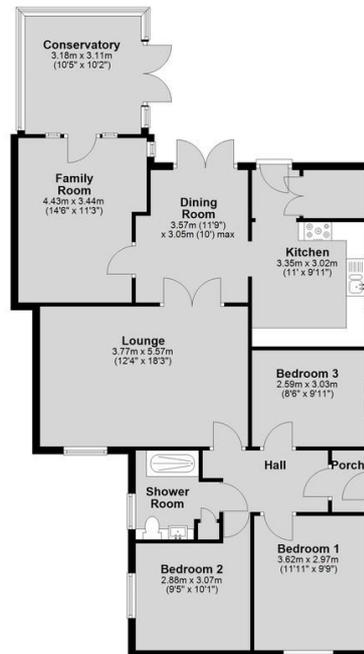
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Ground Floor

Approx. 112.7 sq. metres (1212.9 sq. feet)



Total area: approx. 112.7 sq. metres (1212.9 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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