



51 Somerville Close

Waddington, Lincoln, LN5 9QP

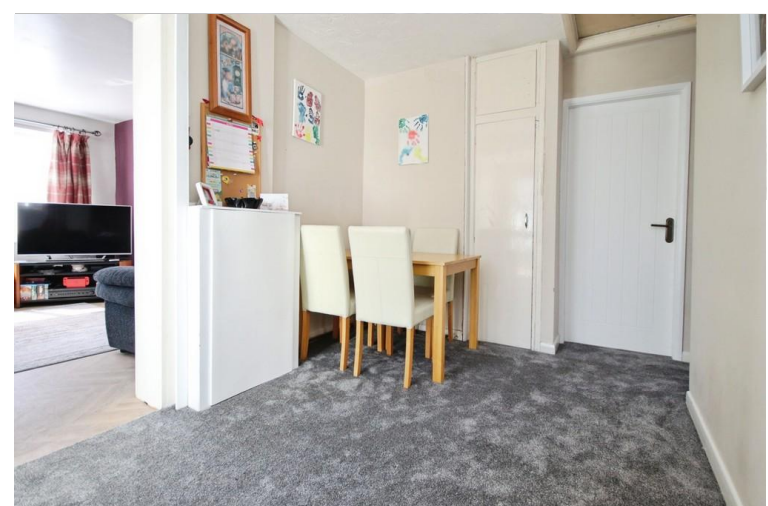


Book a Viewing!

£230,000

A well-positioned three bedroom detached bungalow, occupying a pleasant corner plot within this popular residential area of Waddington. The property provides an excellent opportunity for those seeking single storey living in a quiet and established location. The internal accommodation briefly comprises of an entrance hallway, spacious lounge, kitchen diner, three bedrooms and a family bathroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

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

ENTRANCE HALL

Accessed via a UPVC door with frosted glazing, a built-in storage cupboard and access to all rooms and the loft.

LOUNGE

12' 8" x 10' 6" (3.86m x 3.2m) With UPVC double glazed windows to the front and side aspects, allowing plenty of natural light, a log burner set within a fireplace, radiator and herringbone-effect flooring.

KITCHEN/DINER

16' 9" x 9' 2" (5.11m x 2.79m) A modern fitted kitchen with a range of wall and base units, incorporating a sink with mixer tap, gas hob with extractor over and eye level electric oven, spaces for fridge freezer, washing machine, dishwasher and tumble dryer, herringbone-effect flooring, tiled splashbacks and UPVC double glazed windows to the front and side aspects, along with a frosted UPVC door providing access to the rear garden.



BEDROOM 1

22' 4" x 12' 1 max" (6.81m x 3.68m) With UPVC double glazed windows and radiator.

BEDROOM 2

13' 2" x 10' 2" (4.01m x 3.1m) With UPVC double glazed window and radiator.



BEDROOM 3

10' x 9' 5" (3.05m x 2.87m) With UPVC double glazed window and radiator.

BATHROOM

Recently updated with a modern suite comprising of a bath, WC and wash hand basin with vanity storage, tiled splashbacks, LVT flooring, chrome heated towel rail, extractor and frosted UPVC double glazed window.

OUTSIDE

To the rear of the property there is a low maintenance garden. The garden is enclosed by fencing and planted borders and benefits from an outside tap and side access via a gate. There is also a useful outside store room with power and a side window offering additional storage or workspace. To the front the property benefits from off street parking for multiple vehicles alongside a low maintenance garden.





WEBSITE

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SMS & 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 them we will receive a referral fee of up to £125.

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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

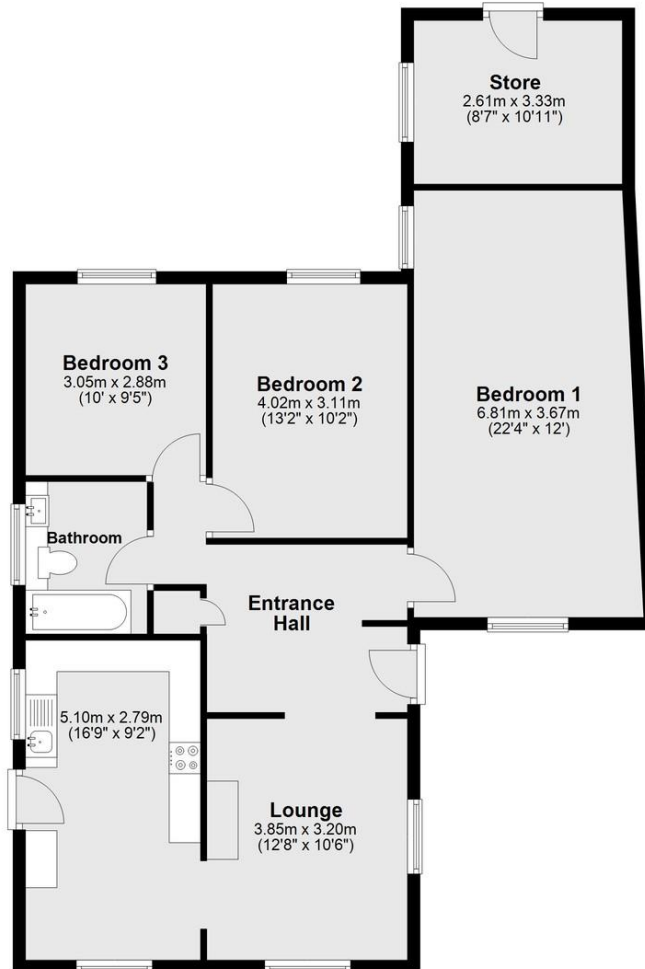
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Ground Floor

Approx. 98.9 sq. metres (1064.6 sq. feet)



Total area: approx. 98.9 sq. metres (1064.6 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

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