



**Garridan, Tinkers Lane,  
Waddington, LN5 9RU**



Book a Viewing!

**£475,000**

A spacious and versatile 5 Bedroom Detached Dormer Style Home positioned within the highly sought after cliff village of Waddington. Offering excellent modern family living accommodation throughout, the property combines generous living spaces with flexible room arrangements and occupies an impressive plot with extensive parking and landscaped gardens. The accommodation briefly comprises an Entrance Porch leading into a welcoming Hallway with feature exposed brickwork and timber panelling. The heart of the home is an Open Plan Kitchen Dining Area together with a Boot Room, Family Bathroom, Three Ground Floor Bedrooms (one benefitting from an En-suite Shower Room), a Sitting Room and a Lounge with multi-fuel burner. To the First Floor there is a Landing/Study Area giving access to Bedroom Five, Principal Bedroom with En-suite Bathroom and Dressing Room/Study. Outside, the property is approached by a gated block paved driveway enclosed by a stone wall and five-bar timber gate, providing extensive off-street parking and access to a detached tandem garage. To the rear there is an enclosed garden designed for family living with lawned areas, raised beds, decking and a play area. Viewing is highly recommended to appreciate the accommodation, generous plot and sought after village position.





**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

### PORCH

With UPVC entrance door to the side aspect and glazed internal door leading into:

### INNER HALLWAY

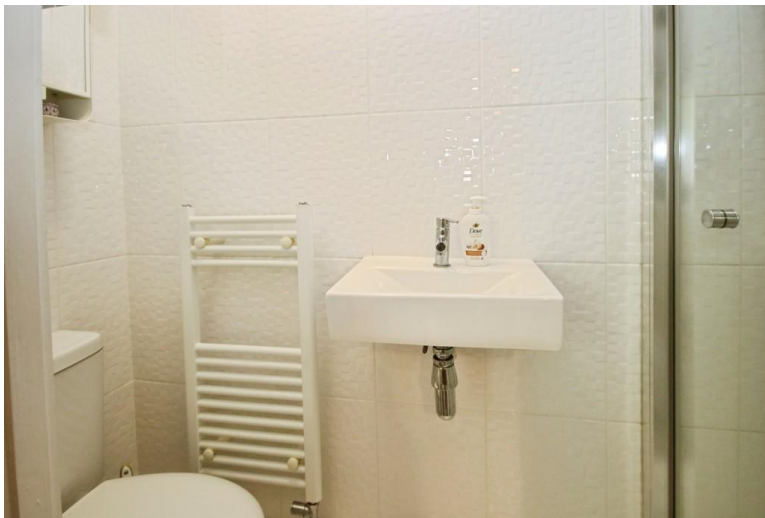
With feature exposed brick wall, timber panelling, wooden flooring, LED spotlights and doors leading to the kitchen/dining room, boot room, bathroom, bedrooms two, three and four, sitting room, lounge and rear entrance hallway.

### KITCHEN

16' 5" x 14' 4" (5.01m x 4.39m) With UPVC windows to the front and side aspects, wooden flooring, fitted with a range of modern base units and drawers with work surfaces over incorporating a composite sink and drainer with mixer tap. Feature central breakfast island with storage beneath. Integrated appliances include a dishwasher, five-ring gas hob with extractor hood above, microwave, electric oven and grill, fridge and freezer together with complementary splashbacks and radiator. Open access into:

### DINING AREA

12' 4" x 12' 7" (3.77m x 3.86m) With wooden flooring, UPVC window overlooking the front garden, fitted cupboard, radiator and space for a dining table and glazed door leading to the inner hallway.



### BOOT ROOM

With UPVC window to the side aspect with access to roof storage area.

### BATHROOM

5' 0" x 9' 1" (1.53m x 2.79m) With UPVC window to the side aspect, fitted with a suite comprising bath with shower over, WC and wash hand basin with vanity unit. Tiled flooring, tiled walls, radiator, LED spotlights, extractor fan and mermaid boarding to the ceiling.



### BEDROOM 2

12' 5" x 11' 2" (3.81m x 3.42m) With UPVC window to the side aspect, radiator and door leading into:

### EN-SUITE SHOWER ROOM

Fitted with a shower cubicle, WC and wash hand basin. Tiled flooring and walls together with heated towel radiator.

### BEDROOM 3

7' 11" x 12' 4" (2.42m x 3.78m) With UPVC window to the side aspect and radiator.





**BEDROOM 4**  
8' 2" x 12' 4" (2.50m x 3.78m) With UPVC window to the side aspect and radiator.

**LOUNGE**  
12' 11" x 18' 4" (3.94m x 5.60m) Dual aspect room with UPVC windows to the front and rear aspects, radiators, wall lights and feature multi-fuel burner with hearth and tiled surround.

**SITTING ROOM**  
13' 2" x 10' 9" (4.02m x 3.30m) With Bi-fold doors opening onto the rear garden and radiator.

**REAR ENTRANCE HALLWAY**  
With wooden flooring, radiator, UPVC door providing access to the rear garden and stairs rising to the first floor accommodation.



**STUDY /LANDING**  
12' 8" x 11' 5" (3.88m x 3.48m) With UPVC windows to the side and rear aspects with space for a study desk and seating area, giving access to:

**BEDROOM 5**  
8' 3" x 8' 9" (2.54m x 2.68m) With UPVC window to the side aspect, radiator and walk-in cupboard.

**MAIN BEDROOM**  
12' 2" x 13' 5" (3.72m x 4.09m) With UPVC window to the side aspect, radiator and doors leading into the dressing room/study and en-suite bathroom.



**DRESSING ROOM**  
9' 2" x 9' 9" (2.80m x 2.98m) With UPVC window to the side aspect with fitted blinds, radiator, wooden flooring, air-conditioning unit and access to loft storage.

**EN-SUITE BATHROOM**  
9' 2" x 6' 9" (2.80m x 2.07m) With UPVC window to the side aspect, fitted with a suite comprising bath with shower over, WC and wash hand basin with vanity unit. Tiled walls, radiator, extractor fan, LED spotlights and mermaid boarding to the ceiling.



**OUTSIDE**  
To the front of the property there is a stone wall boundary with a five-bar timber gate opening onto a block paved driveway providing extensive off-street parking for numerous vehicles and access to the detached tandem garage. The front and side gardens are mainly laid to lawn. The enclosed rear garden is designed for family enjoyment and includes a lawned garden, raised beds, woodchipped play area and decking area with gated access to the front of the property.



## GARAGE

31' 4" x 10' 1" (9.56m x 3.08m)

There is an up-and-over door to the front, two windows and personnel door to the side aspect, light and power.



### 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.n.e](http://mundys.n.e)

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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 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 Water 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.

Coverings 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.

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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

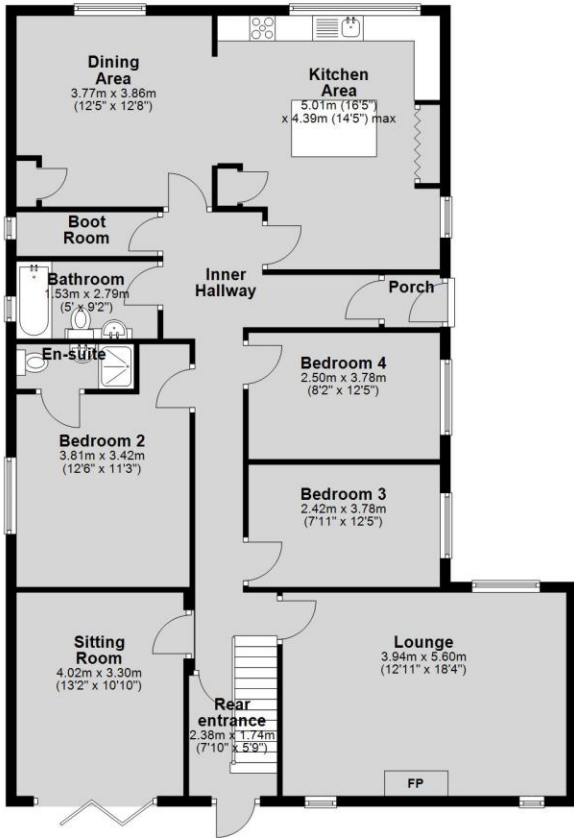
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

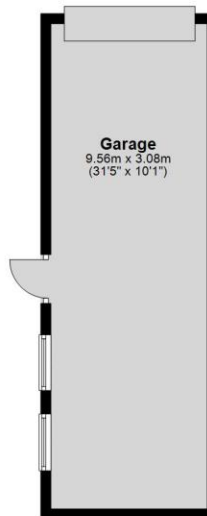
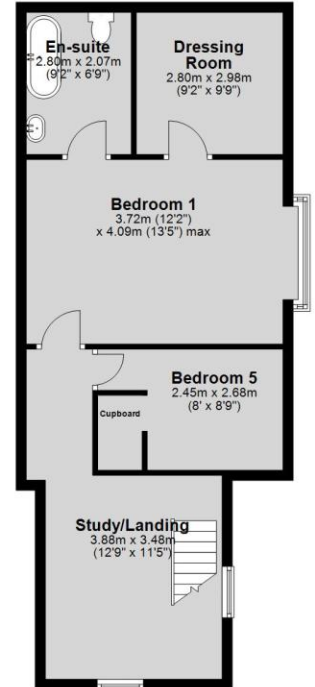
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**Ground Floor**  
Approx. 166.9 sq. metres (1796.3 sq. feet)



**First Floor**  
Approx. 57.4 sq. metres (618.0 sq. feet)



Total area: approx. 224.3 sq. metres (2414.3 sq. feet)

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG26 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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