



14 Brothwell Close

Waddington, LN5 9TG

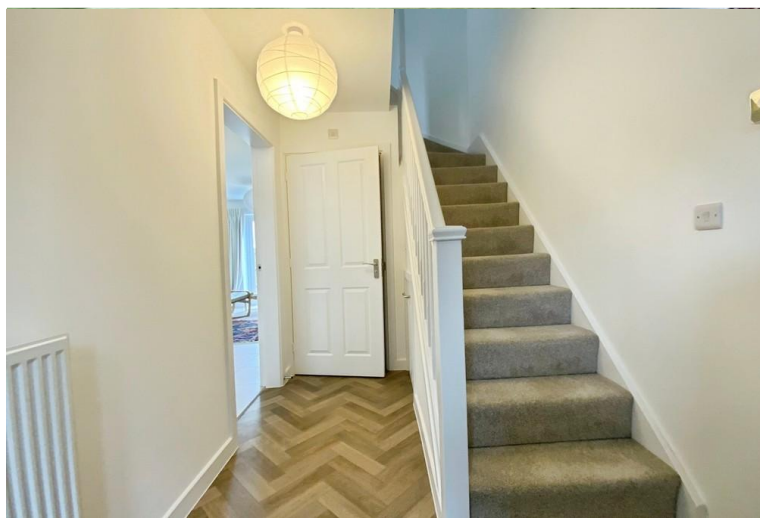


Book a Viewing!

£238,500

A modern three bedroom semi detached home situated at the end of this recently built development within the highly sought after village of Waddington. The property enjoys well presented accommodation throughout, comprising an Entrance Hallway, Cloakroom, Open Plan Living Dining Kitchen, Three Bedrooms, En-suite Shower Room and Family Bathroom. Outside, there is driveway parking, lawned garden to the front and a lawned south facing garden to the rear, and attractive open views across neighbouring farmland.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

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.

Annual Service Charge Amount - £60 for the communal garden areas.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



ACCOMODATION

INNER HALLWAY

With uPVC entrance door to the front elevation, radiator, staircase rising to the first floor, under stairs storage cupboard and doors leading to the cloakroom and open plan living dining kitchen.

OPEN PLAN LIVING KITCHEN

26' 2" x 15' 5" (7.99m x 4.70m) A spacious and well designed room providing both living and dining space, with uPVC window to the front elevation and uPVC French doors with adjoining windows overlooking the rear garden. The kitchen area is fitted with a range of modern base units and drawers with work surfaces over, matching wall mounted cupboards, composite sink unit with mixer tap and complementary splashbacks. Integrated appliances include an electric oven, four-ring gas hob with extractor canopy above, fridge, freezer and dishwasher. There is also space and plumbing for a washing machine together with a concealed gas fired central heating boiler.

CLOAKROOM/WC

Fitted with a low level WC, wash hand basin, radiator and extractor fan.

LANDING

With access to the loft space and doors leading to all first floor accommodation.

BEDROOM 1

13' 5" x 7' 11" (4.10m x 2.42m) With uPVC window to the rear elevation enjoying views over open farmland, radiator and access to the en-suite shower room.

EN-SUITE

Fitted with a shower enclosure, low level WC, wash hand basin, heated towel radiator, extractor fan and partially tiled walls.

BEDROOM 2

10' 5" x 7' 11" (3.19m x 2.42m) With uPVC window to the front elevation and radiator.

BEDROOM 3

10' 2" x 6' 5" (3.11m x 1.96m) With uPVC window to the rear elevation enjoying views across neighbouring farmland and radiator.

FAMILY BATHROOM

5' 7" x 6' 8" (1.71m x 2.04m) Fitted with a three piece suite comprising a panelled bath with shower over, low level WC and wash hand basin. Having a heated towel radiator, partially tiled walls and uPVC window to the front elevation.

OUTSIDE

To the front of the property there is a tarmac driveway providing off-road parking together with a lawned garden and pathway leading to the entrance door. An additional lawned garden is located to the side of the property. To the rear there is a south facing enclosed garden comprising a paved seating area, lawned garden and fenced boundaries, all enjoying attractive open views over adjoining farmland.





WEBSITE

Our detailed website show 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

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

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 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

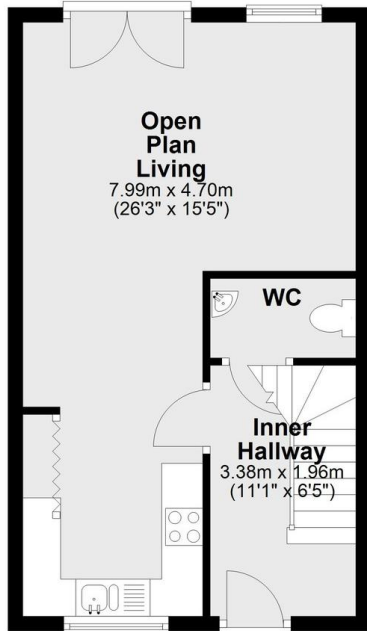
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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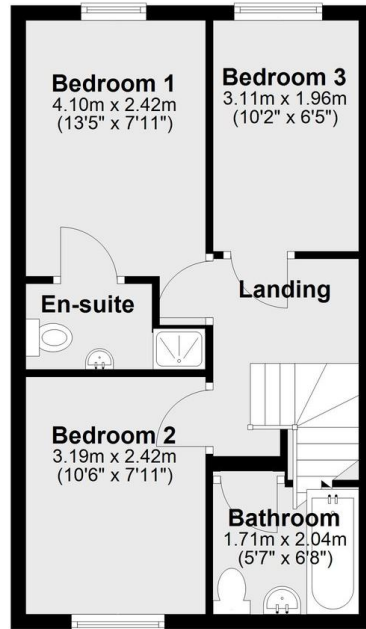
Ground Floor

Approx. 19.0 sq. metres (204.8 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 54.5 sq. metres (586.6 sq. feet)

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Plan produced using PlanUp.

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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