



Corner Cottage, 7 High Street

Waddington, Lincoln, LN5 9RF

**OFFERS OVER
£210,000**

A well presented three bedroomed semi-detached character cottage located in the heart of the popular village of Waddington. The property dates back to the late 1700's and has been lovingly restored by the current owner whilst boasting many original features with stone walls, beamed ceilings and original doors and floors. The property also benefits from a gas central heating system and double glazing to most windows. This generous sized cottage has spacious and flexible living accommodation to briefly comprise of Entrance Hall, Lounge, Dining Room, Cellar, Kitchen, Utility Room, three Bedrooms and Bathroom. There is also the option of having off road parking located to the rear of the property. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Waddington from Lincoln on the A607 turn right on to Stone Lane and proceed along to the High Street where the property can be located on the right hand side.

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

With wooden front entrance door and door leading to the Lounge.

LOUNGE

15' 3" x 14' 4" (4.65m x 4.37m) With wooden window to the front aspect, radiator, feature stone walls, log burning stove, beams to ceiling and door leading to the Dining Room.

DINING ROOM

14' 8" x 12' 10" (4.47m x 3.91m) With uPVC window to the side aspect, cellar hatch, feature stone walls, beams to ceiling, open fireplace and doors to the Utility Room and Kitchen.



KITCHEN

15' 2" x 12' 7" (4.62m x 3.84m) Fitted with a range of wall, base units and drawers with work surfaces over, inset sink unit and drainer, integral electric oven and hob with extractor hood and over, spaces for further appliances, radiator, uPVC windows to the rear and side aspects, door to the side aspect and stairs rising to the First Floor Landing.

UTILITY ROOM

16' 0" x 8' 3" (4.88m x 2.51m) Fitted with base units with work surfaces over, inset sink, radiator and uPVC part opaque door and window to the rear aspect.

FIRST FLOOR LANDING

With doors leading to three Bedrooms and Worcester gas central heating boiler.



BEDROOM 1

16' 9" x 15' 3" (5.11m x 4.65m) With uPVC window to front elevation, access to roof void and feature stone walls.

BEDROOM 2

12' 4" x 10' 2" (3.76m x 3.1m) With uPVC window to the side aspect, wall mounted panelled radiator and feature stone walls.

BEDROOM 3

12' 3" x 8' 4" (3.73m x 2.54m) With uPVC windows to the rear and side elevations and wall mounted radiator.



BATHROOM

With suite to comprise of free standing bath, vanity wash hand basin and low flush WC, wooden window to the side aspect, radiator, part tiled surround and tiled floor.

OUTSIDE

The property enjoys a low maintenance and predominantly paved rear garden with raised planted borders, small lawned areas, barked areas and a garden shed, all of which are fully enclosed. The property further benefits from optional off road parking towards the side elevation.



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

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Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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 thoroughly checked.

GENERAL

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29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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