



75 Grantham Road

Waddington, Lincoln, LN5 9NT

£215,000

NO ONWARD CHAIN - This is a detached three bedroomed bungalow situated in a non-estate position in the sought after village of Waddington. The property has a hardstanding area to the front and a driveway, Carport and Garage to the side. To the rear there is a patio area and lawned garden with flower beds. Internally the property has living accommodation to comprise of Entrance Porch, Inner Hallway, three Bedrooms, Shower Room, Lounge, Conservatory, Dining Area, Kitchen Diner and Rear Entrance.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln towards Bracebridge Heath and take the A607 towards Waddington leaving the village of Bracebridge Heath. Upon entering the village of Waddington, the property can be located on the left 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.



ENTRANCE PORCH

With uPVC double glazed window and door to the side aspect and door to the Inner Hallway.

INNER HALLWAY

With doors to three Bedrooms, Shower Room and Lounge, access to the roof void and radiator.

BEDROOM 1

10' 0" x 11' 10" (3.06m x 3.61m) With uPVC double glazed window to the front aspect, radiator and fitted cupboard.

BEDROOM 2

9' 1" x 9' 11" (2.79m x 3.03m) With uPVC double glazed window to the side aspect and radiator.

BEDROOM 3

8' 3" x 10' 1" (2.52m x 3.08m) With uPVC double glazed window to the side aspect and radiator.

SHOWER ROOM

7' 2" x 8' 0" (2.19m x 2.44m) With uPVC double glazed window to the side aspect suite to comprise of shower cubicle, WC and wash hand basin, partly tiled walls, chrome towel radiator and airing cupboard housing the gas fired central heating boiler.

LOUNGE

12' 0" x 17' 10" (3.67m x 5.46m) With uPVC double glazed window to the front aspect, radiator, double sliding doors to the Conservatory, door to the Kitchen, electric fire with tiled hearth and wooden surround and leading round to the Dining Area.

CONSERVATORY

7' 3" x 11' 10" (2.21m x 3.62m) With uPVC double glazed windows and double doors to the rear garden, tiled floor, power and lighting.

DINING AREA

7' 4" x 10' 0" (2.24m x 3.07m) With uPVC double glazed sliding doors to the rear aspect and radiator.

KITCHEN DINER

9' 10" x 11' 3" (3.02m x 3.45m) With uPVC double glazed window to the side aspect, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiled splash-backs, ceramic sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor fan over, glass panelled door to the Rear Entrance and spaces for a fridge and washing machine.

REAR ENTRANCE

With uPVC double glazed door to the rear aspect, glass panelled to the Kitchen and door to a storage cupboard.





OUTSIDE

To the front of the property there is a hardstanding area providing off road parking for a vehicle and to the side there is a driveway providing further off road parking and giving access to the Car Port and Garage. To the rear of the property there is a paved seating area, lawned garden and flower beds.

CARPORT

8' 11" x 21' 2" (2.72m x 6.47m)

GARAGE

18' 6" x 8' 9" (5.66m x 2.69m)

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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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.

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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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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.
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