

FOR SALE



Somerville Court, Waddington
Asking Price Of £199,950


MARTIN & CO



Somerville Court, Waddington

3 Bedrooms, 1 Bathroom

Asking Price Of £199,950

- End Terraced Home
- South Facing Garden
- Garage in Block
- Separate Land Title for Parking
- Open Plan Lounge Diner
- Combination Gas Boiler
- Full PVC Double Glazing
- Desirable Village Location

Three bedroom end of terraced home situated within a popular residential area in the village of Waddington. Benefitting from a south facing landscaped garden, garage within a block and a separate land title to be included within the sale presently being used for private off road parking. Benefitting from a cul-de-sac position, Somerville Court is just off Station Road in Waddington making it available to local amenities and regular transport links into Lincoln city centre.



ENTRANCE HALL Entering via a wooden front door onto laminate flooring, stairs rising to the first floor with storage below. Radiator, pendant light fitting plus the consumer unit and meters are housed.

LOUNGE 15' 1" x 12' 4" (4.615m x 3.763m) PVC double glazed window to the front aspect, carpet flooring, pendant light fitting, radiator and a feature wall mounted electric fire.

DINING ROOM 8' 5" x 7' 11" (2.576m x 2.414m) PVC French doors to the rear aspect, carpet flooring, pendant light fitting and a radiator.

KITCHEN 10' 0" x 8' 2" (3.073m x 2.498m) Base and eye level units with a roll top work surface, tiled splash back and inset stainless steel sink and drainer. Space and plumbing for a washing machine plus further space for a fridge freezer, cooker and extractor. Tiled flooring, light fitting, PVC double glazed door and window to the rear aspect.

STAIRS / LANDING Carpet flooring, PVC double glazed window to the side, light fitting, storage cupboard housing the Vaillant combination boiler and loft hatch access being partly boarded with a light and pull down ladder.

BATHROOM 6' 9" x 5' 6" (2.071m x 1.678m) Three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with electric shower over. Partially tiled walls with a tiled floor, PVC double glazed window to the rear, heated towel rail, light and extractor.

BEDROOM 11' 3" x 10' 4" (3.435m x 3.154m) max measurements. PVC double glazed window to the rear aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM 11' 3" x 9' 10" (3.439m x 3.004m) not measured into wardrobes PVC double glazed window to the front aspect, carpet flooring, pendant fitting, radiator and fitted sliding wardrobes.

BEDROOM 8' 2" x 8' 3" (2.501m x 2.538m) max measurements. PVC double glazed window to the front aspect, carpet flooring, pendant fitting and a radiator.

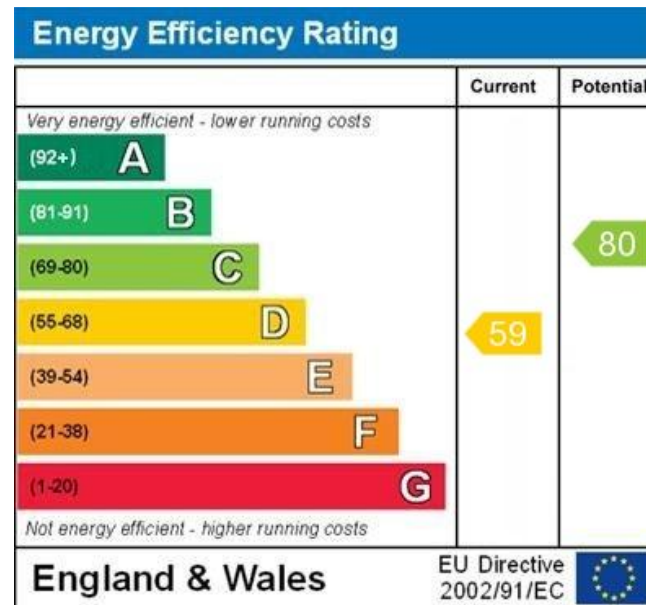


OUTSIDE To the front is a mature and low maintenance garden with planted borders and a pathway leading to the front and side. The rear boasts a low maintenance and south facing landscaped garden with gravel, planted borders and patio areas with a side gate leading to the front. The rear awning would be included within the sale along with a shed and summer house which has power to it. The property further benefits from a garage for storage, located within a block nearby.

Included within this sale but on a separate title is a private gravelled area located near the garage block, presently used for off road parking being suitable for a number of vehicles.

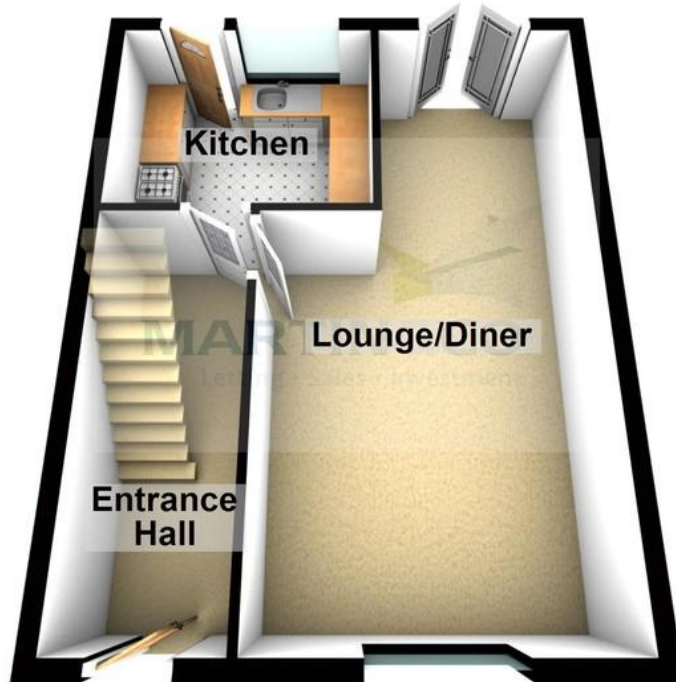
The buyer is advised to obtain verification from their solicitor or surveyor with regards to purchasing the additional title.

FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.