



## 29 Hobart Close

Waddington, Lincoln, LN5 9FZ

**£270,000**

A larger than average four bedroomed detached family home positioned in this popular location of Lower Waddington. The property has internal accommodation to comprise of Reception Hallway, WC, Dining Room, Lounge, Conservatory and First Floor Landing leading to four Bedrooms, En-suite to Bedroom 1 and a Family Bathroom. Outside the property is positioned on a corner plot with gardens to the front, side and rear. Viewing of the property is recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln along Brant Road, turn left onto Station Road and then take a left hand turning onto Melbourne Way. Turn left onto Hobart Close, proceed along and at the T-junction bear right and the property can be located in the far right hand corner.

**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.

**RECEPTION HALLWAY**

With double glazed window and door to the front aspect, doors to the WC, dining room, lounge and kitchen and stairs to the first floor landing with under stairs storage cupboard.



#### WC

With UPVC window to the front aspect, WC, wash hand basin and radiator.

#### DINING ROOM

9' 10" x 9' 3" (3.01m x 2.82m) , with UPVC window to the front aspect, radiator and wooden flooring.

#### LOUNGE

14' 8" x 10' 4" (4.49m x 3.16m) , with double UPVC doors to the conservatory, gas fire with marble hearth and wooden surround and radiator.

#### KITCHEN

9' 5" x 17' 5" (2.88m x 5.33m) , with UPVC window to the rear aspect, UPVC double glazed door to the side aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, ceramic sink with mixer tap above, integral oven and grill, four ring gas hob with extraction above, wall mounted units, space for an American style fridge freezer, integral dishwasher and automatic washing machine.

#### CONSERVATORY

11' 5" x 9' 7" (3.50m x 2.94m) , with UPVC windows and double doors to the rear garden.

#### LANDING

With doors to four bedrooms and bathroom and access to the roof void.

#### MAIN BEDROOM

12' 3" x 11' 10" (3.75m x 3.63m) , with UPVC window to the front aspect, radiator, fitted bedroom furniture and door to en-suite.

#### EN-SUITE

7' 2" x 2' 10" (2.20m x 0.88m) , with UPVC to the front aspect, suite to comprise of shower, WC and wash hand basin and towel radiator.

#### BEDROOM 2

9' 5" x 11' 1" (2.89m x 3.38m) , with UPVC window to the front aspect, radiator and wooden flooring.

#### BEDROOM 3

13' 4" x 8' 2" (4.08m x 2.51m) , with UPVC window to the front aspect, radiator and wooden flooring.

#### BEDROOM 4

11' 4" x 9' 8" (3.46m x 2.95m) , with UPVC window to the rear aspect, radiator and wooden flooring.

#### FAMILY BATHROOM

7' 2" x 5' 11" (2.19m x 1.81m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin and a chrome towel radiator.

#### OUTSIDE

To the front of the property there is off road parking and gated access to the side where there is a storage area. To the rear of the property there is a paved seating area, Astroturf lawned area and flowerbeds, greenhouse and shed.





## GARAGE

17' 0" x 8' 11" (5.19m x 2.72m) , with up and over door to the front aspect, wall mounted gas fired central heating boiler , power and lighting

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Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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.

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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

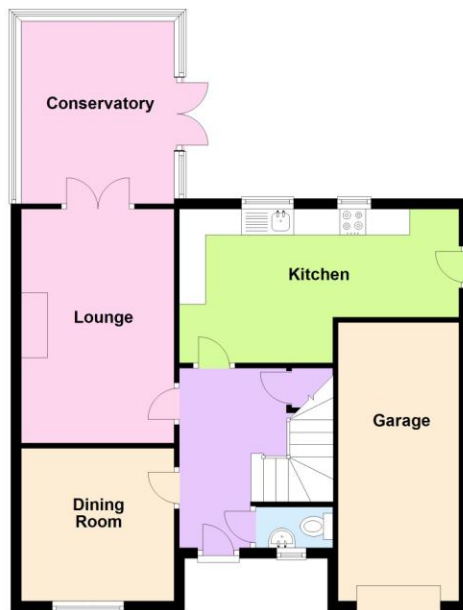
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Ground Floor



First Floor



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