



## 7 Kielder Drive

Waddington, Lincoln, LN5 9JW

**£172,500**

This is a modern two bedroomed town house situated on this popular Development, just off Station Road in Lower Waddington. The property has panoramic countryside views to the rear, a block paved driveway providing off road parking and internally the property has accommodation to comprise of Entrance Hallway, WC, Kitchen, Lounge Diner leading to the rear garden enjoying open countryside views and First Floor Landing leading to two Bedrooms and Family Bathroom.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**TENURE** - Freehold.

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

**DIRECTIONS**

Head out of Lincoln on Brant Road and continue along until you enter Waddington. Just before you exit Waddington turn left on to Station Road. Proceed along and turn left on to Rutland Avenue and then left again on to Kielder Drive where the property can be found 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

### INNER HALLWAY

With uPVC door to the front aspect, wooden flooring and door leading to the WC and sliding door to the Kitchen.

### WC

5' 10" x 2' 11" (1.78m x 0.90m) With uPVC window to the front aspect, tiled floor, WC, wash hand basin and radiator.

### KITCHEN

12' 8" x 5' 9" (min) (3.88m x 1.77m (min) 3.03m (max)) With uPVC window to the front aspect, wooden floor, fitted with a range of modern wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor fan over, spaces for a dishwasher, automatic washing machine, fridge and freezer and under stairs storage cupboard.

### LOUNGE DINER

12' 11" x 12' 8" (3.95m x 3.87m) With uPVC windows and double doors to the rear garden enjoying views over the countryside.

### FIRST FLOOR LANDING

With doors leading to two Bedrooms and Bathroom, access to roof void and radiator.

### BEDROOM 1

9' 5" x 13' 0" (2.88m x 3.97m) With uPVC window to the front aspect, radiator and over stairs storage cupboard.

### BEDROOM 2

12' 10" x 9' 4" (3.92m x 2.87m) With uPVC window to the rear aspect and radiator.

### BATHROOM

6' 3" x 5' 5" (1.91m x 1.66m) With suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls, tiled floor and radiator.



### OUTSIDE

To the front of the property there is a block paved driveway providing off road parking and decorative gravelled beds. To the rear of the property there is a paved seating area, lawned garden and a further paved seating area enjoying views over the countryside.

#### 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](http://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

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers 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 and J Walter 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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.

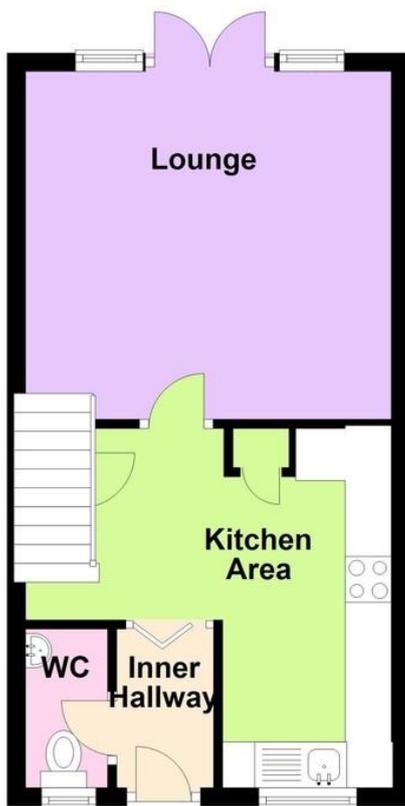
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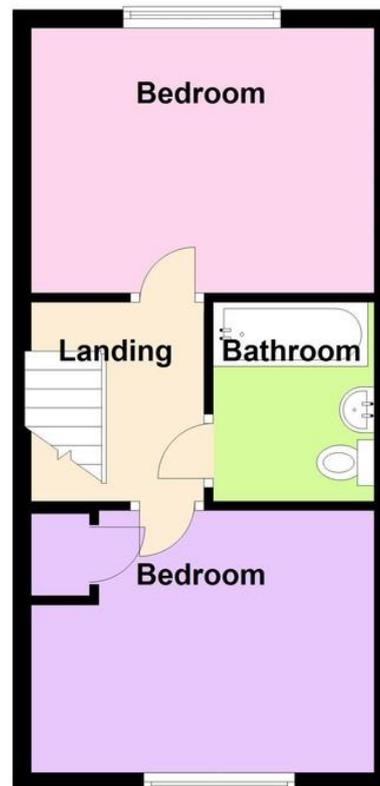
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### Ground Floor



### First Floor



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