



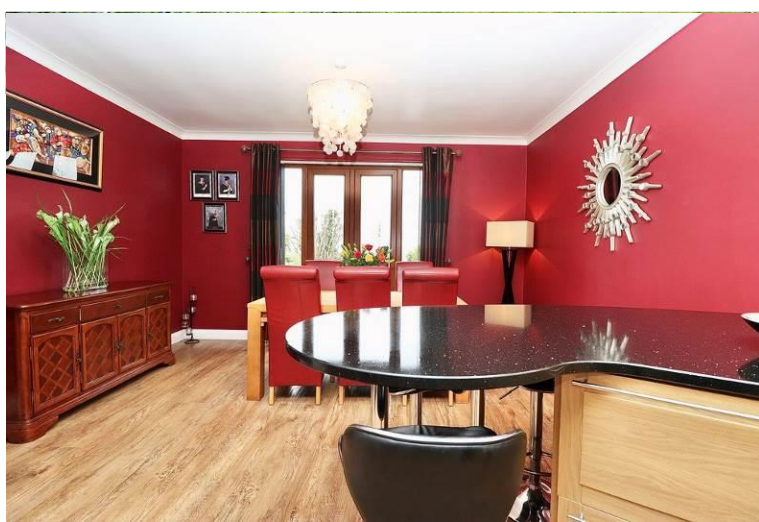
Bold Venture, Rectory Lane

Waddington, Lincoln, LN5 9RS

£510,000

A fantastic opportunity to purchase this individual and extended five bedroomed detached family home, situated in this sought after location within the popular village of Waddington. Internally the property offers flexible living accommodation which gives the option of having an Annex with a Bedroom, En-suite, Study Area and Living Room. The property is set back from the road with parking to the front which also gives access to the Garage. The property also has a generous sized garden to the rear with stunning countryside views. The property has been tastefully updated by the current owners and offers well presented living accommodation to briefly comprise of Entrance Porch, Hallway, Kitchen Diner, Utility Room, Lounge, WC, Annex Bedroom/Bedroom 5 with En-Suite Shower Room, Study Area, Annex Lounge/Sitting Room and a First Floor Landing leading to Bedroom 1 with En-Suite Shower Room and walk-in wardrobe, Bedroom 2 with En-Suite Shower Room, two further Bedrooms and a Family Bathroom. Viewing of the property is essential to appreciate the accommodation on offer and the position is situated within the sought after village location.





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, proceed to the centre of the village and at the traffic lights turn right onto Bar Lane. Turn left onto the High Street, right onto Rectory Lane and 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 PORCH

With timber door to the front elevation, tiled flooring and radiator.

HALLWAY

With radiator, stairs to the first floor, storage cupboard and solid wood flooring.

KITCHEN DINER

24' 11" x 14' 1" (7.59m x 4.29m) , with UPVC double glazed window to the side elevation, UPVC double glazed double doors to the rear elevation, laminate flooring with underfloor heating, fitted with a range of wall, base units and drawers with quartz work surfaces over, integral double oven/microwave, five ring gas hob with extractor fan over, two Franke black sinks with mixer tap and instant hot water tap, integral dishwasher and breakfast bar.

UTILITY ROOM

7' 4" x 6' 7" (2.24m x 2.01m) , with UPVC double glazed window to the front elevation, timber door to the side elevation, tiled flooring, wall units, base units with work surfaces over and tiled splashbacks, porcelain sink, plumbing and space for washing machine and tumble dryer, space for fridge freezer, storage cupboard and pantry with shelving.



LOUNGE

17' 6" x 14' 8" (5.33m x 4.47m) , with UPVC double glazed window to the rear elevation, wooden flooring, radiator, limestone fireplace and surround with wood burner inset.



W.C

With UPVC double glazed window to the front elevation, solid wood flooring, low level WC, wash hand basin, under stairs storage cupboard and radiator.

ANNEX / BEDROOM 5

12' 9" x 10' 0" (3.89m x 3.05m) , with built-in wardrobes and radiator.



EN-SUITE

9' 5" x 3' 11" (2.87m x 1.19m) , with UPVC double glazed window to the front elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, walk-in shower, wash hand basin with cupboards and drawers below, illuminated wall mirror, heated towel rail and extractor fan.

STUDY

8' 3" x 5' 6" (2.51m x 1.68m) , with access into annex lounge/sitting room.



ANNEX LOUNGE / SITTING ROOM

17' 2" x 8' 2" (5.23m x 2.49m) , with UPVC double glazed window to the side elevation, double doors to the rear elevation, spotlighting and radiator.

FIRST FLOOR LANDING

With UPVC double glazed window to the front elevation, banister rail, radiator and airing cupboard housing the hot water cylinder.

BEDROOM 1

13' 1" x 12' 1" (3.99m x 3.68m) , with UPVC double glazed window to the rear elevation, radiator and built-in wardrobe.



EN-SUITE

9' 11" x 5' 0" (3.02m x 1.52m) , with UPVC double glazed window to the side elevation, tiled flooring with underfloor heating, fully tiled walls, suite to comprise of low level WC, wash hand basin with cupboards and drawer below and walk-in shower, designer heated towel rail, spotlighting and extractor fan.

WALK-IN WARDROBE

11' 11" x 4' 2" (3.63m x 1.27m)

BEDROOM 2

14' 1" x 11' 5" (4.29m x 3.48m) , with UPVC double glazed window to the rear elevation and radiator.



BEDROOM 3

11' 10" x 10' 8" (3.61m x 3.25m) , with UPVC double glazed window to the front elevation and radiator.

EN-SUITE

7' 8" x 3' 0" (2.34m x 0.91m) , with UPVC double glazed window to the front elevation, tiled flooring, part tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, radiator, spotlighting and extractor fan.

BEDROOM 4

14' 2" x 9' 11" (4.32m x 3.02m) , with UPVC double glazed window to the front elevation and radiator.



BATHROOM

10' 7" x 8' 3" (3.23m x 2.51m) , with UPVC double glazed window to the side elevation, tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin with cupboards below, walk-in shower and bath, two designer heated towel rails, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a gravelled area providing off road parking and gives access to the Garage.



Access to the side of the property leads to the rear. Rear garden has a raised patio seating area with steps leading down to a generous sized lawned garden, a wide variety of mature plants, shrubs and trees, four garden sheds and a greenhouse.

GARAGE

With up and over door and window to 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

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

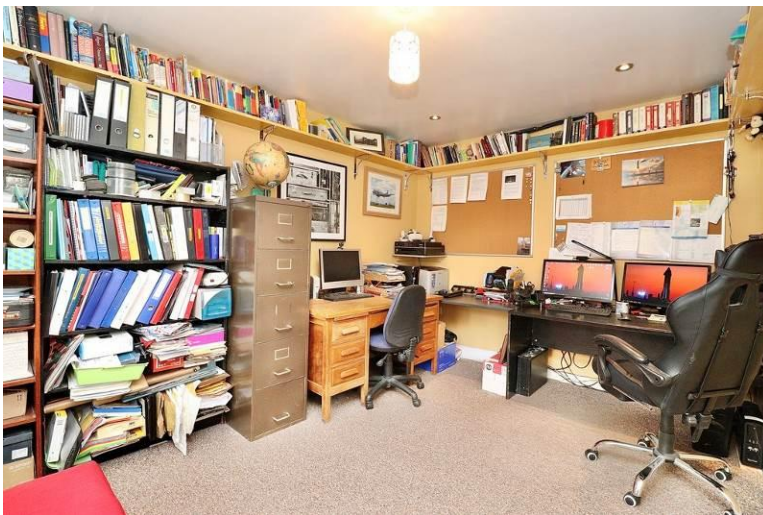
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

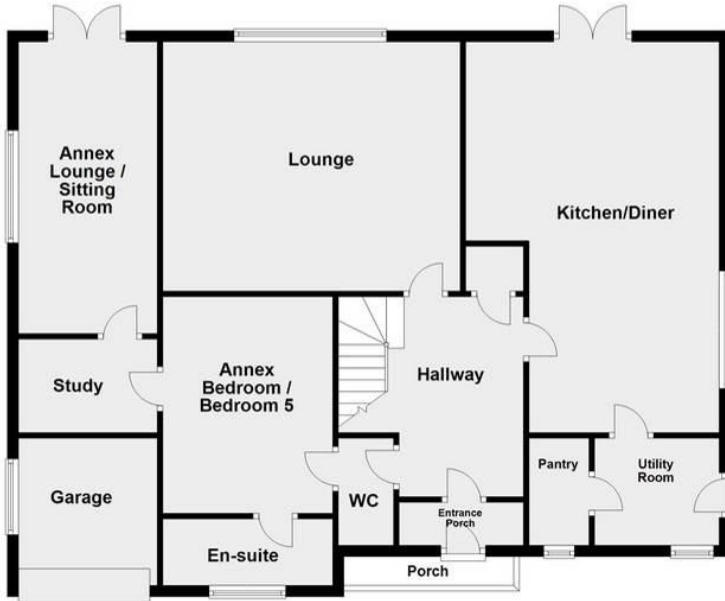
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Ground Floor

Approx. 118.5 sq. metres (1275.8 sq. feet)



First Floor

Approx. 89.6 sq. metres (964.1 sq. feet)



Total area: approx. 208.1 sq. metres (2239.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents



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