



Heighwood, Timms Lane

Waddington, Lincoln, LN5 9RQ

Offers Over £465,000

NO ONWARD CHAIN. This is a beautiful example of an old four bedroomed detached stone cottage in the centre of the sought after village of Waddington. The property has private, enclosed, larger than average, gardens to the rear, pedestrian access via Timms Lane and vehicular access via Capps lane. The property's internal accommodation is comprised of entrance, dining room, lounge, rear hallway, utility room, WC and a modern fitted dining kitchen. The first floor landing gives access to four well-appointed double bedrooms, bathroom and shower room. In addition there is an attached self-contained annexe (with access to the garden) comprised of a lounge, galley kitchen, bedroom and bathroom. The annexe is suitable for e.g. offices, 'granny' flat or AirB&B. To the rear of the property there is a decked seating area, extensive lawned garden, flower beds, mature shrubs and trees, vegetable garden, secured gated parking giving access to the detached double garage with electric roller door.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – E

LOCAL AUTHORITY - North Kesteven District Council

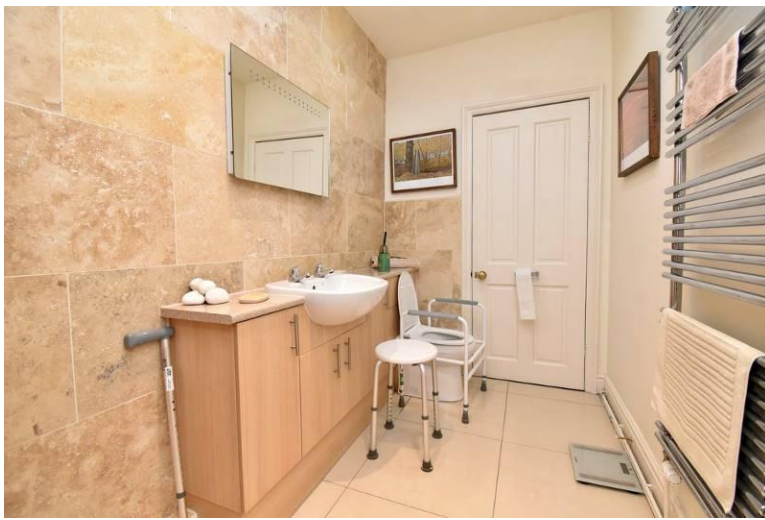
TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leave Lincoln along the A15 on Canwick Road and at the traffic lights proceed straight across on to the B1188 towards Branston. At the junction with Mill Lodge, turn right and continue along this road into the village of Bracebridge Heath. At the traffic lights turn left on to London Road and at the next set of traffic lights turn right on to the A607 Grantham Road. Continue along the A607, passing through the village of Bracebridge Heath and into the village of Waddington. Take the first right hand turn on to Stones Lane and proceed along, taking you on to the Lower High Street. Continue along Lower High Street and turn right on to Timms Lane where 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

With doors leading to the Annex and Dining Room.

ANNEX ACCOMMODATION

LOUNGE

(CURRENTLY BEING USED AS AN STUDY) 12' 5" x 10' 10" (3.79m x 3.32m) With window to the front and door leading to the Kitchenette.

KITCHENETTE

6' 4" x 6' 0" (1.94m x 1.84m) Fitted with base units, stainless steel sink, space for a fridge, electric heater, door to the garden and door to the Bedroom / Work Room.

BEDROOM

(CURRENTLY BEING USED AS A WORK ROOM) 9' 3" x 11' 2" (2.82m x 3.41m) With window to the side, fitted cupboards and shelving and door to the Bathroom.

BATHROOM

6' 4" x 4' 6" (1.94m x 1.38m) With velux window, suite to comprise of bath, WC and wash hand basin and fitted cupboard.

MAIN DWELLING ACCOMMODATION

DINING ROOM

12' 5" x 14' 11" (3.79m x 4.56m) With window overlooking the rear garden, radiator, open fireplace and door to the Inner Hallway.

INNER HALLWAY

With stairs to the First Floor Landing and doors to the Dining Room and Lounge.

LOUNGE

15' 3" x 16' 6" (4.66m x 5.04m) With window to the rear with views of the garden, Inglenook fireplace with log burner, radiator and leading into the Utility Room.

UTILITY ROOM

15' 3" x 9' 3" (4.66m x 2.83m) With window to the front, ceramic Belfast sink, radiator, storage areas, doors to the WC and Kitchen, stairs to the First Floor Landing.

WC

With WC and wash hand basin.

KITCHEN DINER

16' 9" x 11' 10" (5.13m x 3.62m) With windows overlooking the rear garden, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and complimentary tiling below, sink and drainer with mixer tap, integral electric oven and four ring gas hob and integral dishwasher, fridge and freezer.





FIRST FLOOR LANDING

Giving access to four Bedrooms, Shower Room and Bathroom.

BEDROOM 1

15' 4" x 12' 7" (4.69m x 3.86m) With window to the rear, decorative fireplace, radiator and over stairs storage cupboard.

SHOWER ROOM

4' 10" x 9' 10" (1.49m x 3.01m) With suite to comprise of shower, WC and wash hand basin in vanity cupboard and chrome towel radiator.

BEDROOM 2

10' 7" x 12' 3" (3.24m x 3.75m) With window to the front and radiator.

BEDROOM 3

9' 10" x 13' 2" (3.00m x 4.02m) With window to the side and radiator.

BEDROOM 4

10' 2" x 9' 10" (3.10m x 3.01m) With window to the rear and radiator.

BATHROOM

6' 6" x 8' 11" (2.0m x 2.72m) With window to the side and suite to comprise of bath, WC, wash hand basin and separate shower cubicle.



OUTSIDE

There are cottage style planted gardens to the rear with lawned areas, paved areas, decked area a range of mature plants, shrubs and trees, vegetable plots and secure off road parking accessed via Capps Lane and an electric roller door. There is a further electric roller door leading to the Detached Double Garage.

DOUBLE GARAGE

17' 7" x 19' 6" (5.37m x 5.96m) With electric roller door, power, lighting and window to the rear garden.



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CWH and J Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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We would be happy to put you in touch with our Financial Adviser who can help you work out the cost of financing your purchase.

NOTE

1. None of these 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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