



## 16 Station Road

Waddington, Lincoln, LN5 9QN

**£585,000**

CURRENTLY UNDER CONSTRUCTION - A unique detached family home situated close to the centre of the popular village of Waddington and benefiting from excellent open views. The property has been built to a high specification and offers spacious living accommodation to briefly comprise of Reception Hall leading to a Dining Area, spacious Lounge and Sitting Room, fitted Breakfast Kitchen, Utility Room and Cloakroom. First Floor Landing leading to four Bedrooms, the En-Suite Wet Rooms and Family Bathroom. Outside there is a private gated entrance leading to an extensive gravelled driveway providing off road parking for numerous vehicles and giving access to the Detached Double Garage. There is a tiered rear garden with private seating area. The property further benefits from a 10 year CRL Warranty, under floor heating to both the ground and first floors and triple glazed windows. Viewing is highly recommended to appreciate the location and this exclusive family home.







#### SERVICES

All mains services available. Gas central heating. Underfloor heating to both ground and first floors.

#### PREDICTED ENERGY RATING – B.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

#### DIRECTIONS

Heading South out of Lincoln City Centre on Newark Road, proceed along and at the junction between Newark Road and Brant Road, bear left taking you on to Brant Road. Proceed along Brant Road for some time, eventually bringing you into Lower Waddington. Turn left on to Station Road and proceed along and up the hill towards Waddington where the property can be located on the left hand side, just before entering the village.

#### LOCATION

The property is situated on Station Road, just before entering the village of Waddington. Waddington is a popular cliff village which is located approximately five miles from the City of Lincoln. The village offers a good range of amenities including primary schooling, village hall, shops, supermarket, public houses and further facilities are available in Lower Waddington.

**MAIN RECEPTION HALL** With main oak entrance door and side windows, stairs rising to the First Floor Galleried Landing and steps leading up to the Sitting Room.

**LOUNGE** 21' 4" x 17' 8" (6.5m x 5.38m) With uPVC bi-folding doors leading to the private seating area, TV and satellite points, inset LED spotlights, two uPVC windows to side elevation, Clearview 750 wood burner and tiled hearth and folding doors leading to the Family/Sitting Room.





**SITTING ROOM** 16' 11" x 14' 0" (5.16m x 4.27m) With uPVC window to front elevation, two uPVC windows to side elevation, inset LED spotlights and TV point.

**DINING HALL** 15' 1" x 12' 8" (4.6m x 3.86m) With uPVC bi-folding doors, inset LED spotlights, TV point and steps leading up to the Lounge.

**KITCHEN/BREAKFAST ROOM** 15' 10" x 12' 4" (4.83m x 3.76m) Being comprehensively fitted with a range of quality wall, base units and drawers with work surfaces over, central breakfast island, 1 1/2 bowl sink unit and drainer, integrated appliances to incorporate five ring gas hob, extractor hood, two fitted ovens and microwave, uPVC window to front elevation and inset LED spotlights.

**UTILITY ROOM** 9' 5" x 6' 2" (2.87m x 1.88m) Fitted with a range of quality wall and base units with work surfaces over, fitted tall unit, sink unit and drainer, plumbing for washing machine, uPVC window to rear elevation, rear entrance door, inset LED spotlights and extractor fan.

**CLOAKROOM** With uPVC window to rear elevation, extractor fan and inset LED spotlights.

**FIRST FLOOR GALLERIED LANDING** With uPVC window to front elevation, smoke alarm, inset LED spotlights and airing cupboard.

**MASTER BEDROOM** 17' 1" x 13' 2" (5.21m x 4.01m) With uPVC window to rear elevation, inset LED spotlights and TV point.

**EN-SUITE WET ROOM (INCORPORATING DRESSING AREA)** With suite to comprise of walk-in shower area with rainfall shower head, Ketho wall mounted vanity unit with double wash basin and wall mounted WC, Velux window and inset LED spotlights.

**BEDROOM 2** 17' 1" x 13' 7" (5.21m x 4.14m) With uPVC window to front elevation, TV point and inset LED spotlights.

**WET ROOM** With suite to comprise of walk-in shower with rainfall shower head, Ketho wall mounted vanity unit with washbasin and wall mounted WC, Velux window and inset LED spotlights.

**BEDROOM 3** 12' 5" x 13' 3" (max excluding sloping ceiling) (3.78m x 4.04m) With uPVC dormer window to rear elevation and inset LED spotlights.

**BEDROOM 4** 13' 3" x 11' 11" (max excluding sloping ceiling) (4.04m x 3.63m) With uPVC dormer window to rear elevation, inset LED spotlights and TV point.

**FAMILY BATHROOM** With suite to comprise of Quantum bath with shower over, Ketho wall mounted vanity unit with washbasin and wall mounted WC, uPVC dormer window to front elevation and inset LED spotlights.

**OUTSIDE** The property is approached by a block paved driveway leading to a private gated entrance giving access to the extensive gravelled driveway providing off road parking and hard standing for vehicles. The gravelled driveway leads to the side of the property providing access to the Double Garage. To the rear of the property there is a private and enclosed walled seating area with artificial grass which enjoys excellent open views. There are steps leading down to the Garage and additional steps leading up to a raised lawned area, again benefiting from excellent open views. There is also external lighting.

**DOUBLE GARAGE** 19' 0" x 19' 10" (5.79m x 6.05m) With electric roller door and two Velux windows.

#### SPECIFICATION OF FINISHES

##### **KITCHEN AND UTILITY**

Kitchen and utility layout as per drawing including for tiles up stands. Provide chose of frontals, worktops and tiled up stands.

##### **BATHROOM AND EN-SUITE / WET ROOMS**

Bathroom fittings as per specification. Full tiling to all floors and walls, allowance per square metre for the supply of tiles.







**FLOOR TILING**

Floor tiling to kitchen, utility, cloakroom, dining room and hallway, allowance per square metre for the supply of tiles.

**DECORATIONS**

Ceilings and walls to receive three coats of emulsion, choice of three colours (plus white). Woodwork to receive two coats of undercoat and one coat of white satinwood.

**WOOD BURNER** - Wood burner to be Clearview 750 or similar on tiled hearth.

**HEATING SYSTEM** - Zone controlled.

**ALARM** - An alarm system will be installed.

**WEBSITE**

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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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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanItUp.

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