



The Green,
Waddingham, Lincolnshire, DN21 4SX

NEWTONFALLOWELL 

**The Green,
Waddingham, Lincolnshire, DN21 4SX
£160,000**

NO UPWARD CHAIN.

Situated in the heart of the sought after village of Waddingham this rarely available 2 bedroom detached bungalow enjoys views towards the village green. Situated in a select development of just 4 similar properties the home includes a central Reception Hall, bay fronted, forward facing Lounge and a Dining Kitchen appointed with a range of light fronted units. The 2 double bedrooms are served by a modern Shower Room with suite in white. In addition to the reception parking there is a single brick built Garage with electrically operated door and a small timber workshop. The easily maintained gardens are mainly laid to lawn while a broad flagged patio affords space to relax. Early Viewing Considered Essential.

PORCH

4'3" x 3'11" (1.31m x 1.20)

A wood grain effect uPvc double glazed door with side screen opens to the Porch and a timber and glazed door with additional screen leads to



RECEPTION HALL

BEING L SHAPED with coving, access to the roof space, electric night storage heater, Cloaks cupboard and airing cupboard with insulated cylinder.

LOUNGE

15'11" x 12'10" m into bay (4.86m x 3.92 m into bay)

A beautifully lit forward facing room with walk-in uPvc double glazed splay bay window with views towards the village green, tv aerial point, night storage heater, telephone point and decorative timber fire surround with inset electric fire.

DINING KITCHEN

10'4" x 10'2" (3.16m x 3.10m)

Ideal for relaxed socialising and appointed with a range of light fronted units with woodgrain effect trim and matching worktops to include inset single stainless steel sink unit with 3 cupboards under, space and plumbing for both an automatic washing machine and dishwasher, electric cooker space, 2 further base units together with 3 matching units at eye level, tiled splash areas, uPvc side entrance door and matching double glazed window to the rear aspect, coving and night storage heater.

BEDROOM 1

11'10" x 9'4" widening to 11'11" (3.61m x 2.85m widening to 3.64m)

A generous rear facing double bedroom with uPvc double glazed window, slimline electric radiator, tv aerial point and coving.

BEDROOM 2

9'7" x 9'5" (2.93m x 2.88m)

A further double room with uPvc double glazed window to the front, slimline electric radiator and coving.

SHOWER ROOM

7'5" x 6'6" (2.28m x 1.99m)

Appointed with a modern suite in white with grey marbled effect water proof boarding to full height to include close couple wc, pedestal wash hand basin, walk-in shower area with fixed glazed screen, electric shower, wall seat and floor drain, non slip flooring, electric towel radiator, electric wall heater and uPvc double glazed window.

OUTSIDE

The property is situated on a small close of only 4 bungalows in total and is fronted by a tile topped stone wall. There is a neat lawned area which extends to the front and side and includes an ornamental cherry tree. The broad, rear flagged patio is ideal for informal seating and the side driveway leads to a semi detached brick built Single Garage (5.19m x 2.48m) (17' x 8'1) with electric door, uPvc side door, light and power and uPvc window overlooking the attached timber Workshop (3.25m x 2m) (10'7 x 6'6) with light and power, uPvc double glazed window and matching door.

TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.



FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

CONVEYANCING

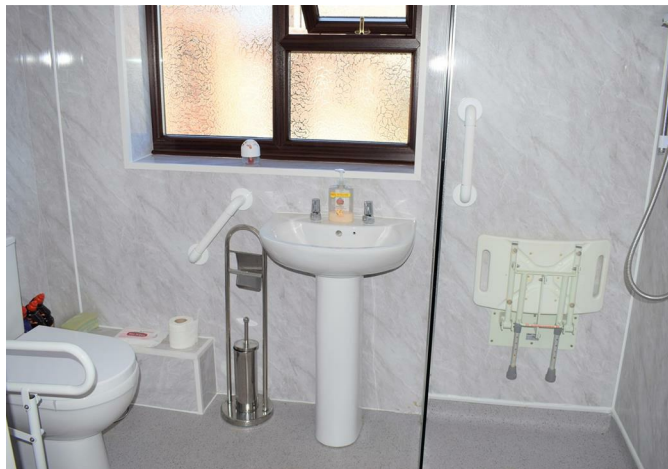
It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F	30	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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