

**FOR SALE**



**Mayall Walk, Waddington, Lincoln**  
**Asking Price Of £117,500**

  
**MARTIN & CO**



# Mayall Walk, Waddington, Lincoln

Asking Price Of £117,500

- Two Bedroom Bungalow
- Quiet Residential Area
- Walk In Wet Room Shower
- Enclosed Courtyard
- Full GCH & PVC DG
- No Onward Chain

Two bedroom semi-detached bungalow situated within a quiet residential area in the village of Waddington. Comprising of an entrance porch, lounge, kitchen, two bedrooms, shower room and an enclosed courtyard. The property is well presented and benefits from being sold with no onward chain.

PORCH 4' 9" x 3' 2" (1.473m x 0.990m) PVC door to the front plus PVC windows to the side aspects, radiator, carpet flooring and a light fitting.

LOUNGE 14' 0" x 12' 8" (4.281m x 3.866m) PVC window to the front aspect, carpet flooring, light fitting, radiator, electric feature fire with hearth and surround.



**KITCHEN** 14' 0" x 7' 0" (4.281m x 2.159m) Base and eye level units with a roll edge worktop, tiled splash backs and inset stainless steel sink and drainer. Integrated electric oven and hob, space and plumbing for a washing machine and further space for a fridge freezer. Vinyl flooring, fluorescent lighting and extraction, PVC window to the front and side PVC door, radiator, wall mounted combination boiler and mains consumer unit.

**HALL** Carpet flooring, light fitting and a store cupboard with shelving.

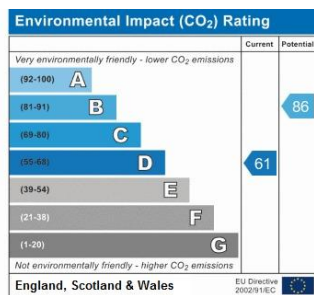
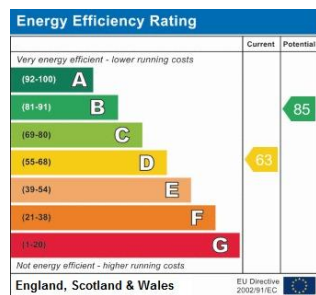
**SHOWER ROOM** 7' 3" x 6' 10" (2.212m x 2.103m) Low level WC, pedestal wash basin plus a Mira electric shower with walk in wet room and floor drain. Radiator, partial wall tiling, PVC window to the side aspect, loft hatch, light, extractor and fitted storage cupboard.

**BEDROOM** 15' 7" x 9' 5" (4.764m x 2.876m) PVC window and door to the rear, carpet flooring, pendant fitting and a radiator.

**BEDROOM** 10' 5" x 8' 1" (3.191m x 2.469m) max measurements. PVC window and door to the rear, carpet flooring, pendant fitting, radiator and fitted wardrobes.

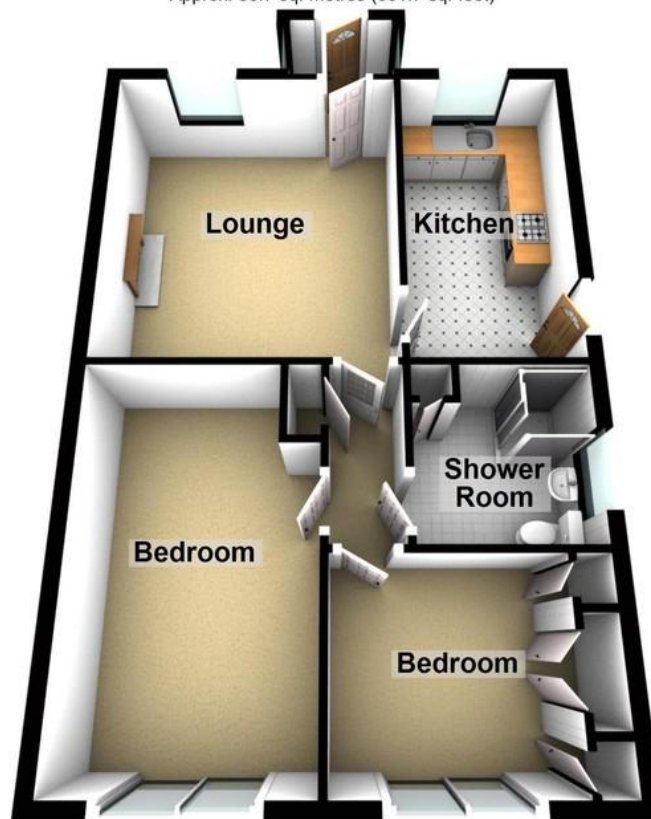
**OUTSIDE** To the front is a low maintenance gravel area with ramp access to the front door and gated to the rear. The rear boasts an enclosed courtyard with lighting and water supply.

**FIXTURES & FITTINGS** Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



## Ground Floor

Approx. 58.7 sq. metres (631.7 sq. feet)



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

