



8 Mayall Court

Waddington, Lincoln, LN5 9PY

£128,950

NO ONWARD CHAIN - A well-presented semi-detached bungalow positioned within this popular residential development for the over 55s. The property is located within the heart of the sought after village of Waddington and has internal accommodation briefly comprising of Entrance Porch, Lounge, Fitted Kitchen, Inner Hallway, two Bedrooms, Shower/Wet Room and Conservatory. Outside there are gardens to both the front and rear. The property further benefits from gas central heating, UPVC double glazing and viewing of the property is highly recommended.





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 on the A607, continue into the centre of the village and at the crossroads turn right onto Bar Lane. Proceed along Bar Lane turning left onto the High Street, proceed along the High Street and Mayall Court can eventually be located on the left hand side.

LOCATION

The property is located within the centre of the sought after village of Waddington. Waddington is one of the popular cliff villages to the South of Lincoln. The village itself offers a wide range of local amenities including local primary school, local shopping precinct and Budgens store, co-op pharmacy, medical practice and public houses. There are regular bus services into Lincoln and Grantham.



ACCOMMODATION

ENTRANCE PORCH

With UPVC main entrance door to the front elevation, single radiator and two UPVC windows to the side elevations.

LOUNGE

14' 4" x 12' 8" (4.37m x 3.86m) , with UPVC window to the front elevation, electric fire and surround, single radiator and coving to ceiling.

KITCHEN

14' 5" x 7' 0" (4.39m x 2.13m) , fitted with a range of wall, base units and drawers with work surfaces over, fitted gas hob, electric oven, plumbing for washing machine, extractor fan, sink unit and drainer, breakfast bar, double radiator, UPVC window to the front elevation and UPVC side entrance door.

INNER HALLWAY

With airing cupboard housing the gas central heating boiler and coving to ceiling.

SHOWER ROOM

With raised shower area with seating, WC and wash hand basin, extractor fan, single radiator, part tiled surround, coving to ceiling, access to the roof void and UPVC window to the side elevation.

BEDROOM 1

13' 6" to fitted wardrobe x 9' 5" (4.11m x 2.87m) , with UPVC patio door and side window, fitted wardrobes with sliding doors, coving to ceiling, single radiator and TV point.

BEDROOM 2

10' 4" x 8' 8" (3.15m x 2.64m) , with UPVC double doors to the conservatory and single radiator.

CONSERVATORY

8' 10" x 7' 5" (2.69m x 2.26m) , with UPVC windows and UPVC double patio doors to the rear garden.

OUTSIDE

There are gardens to the front and rear. Front gravelled courtyard garden with easy access to the main entrance door. Side walkway with outside tap and gated access to the rear garden. Rear garden with gravelled and patio areas, raised flowerbeds and shed with light and power.



WEBSITE

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Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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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.

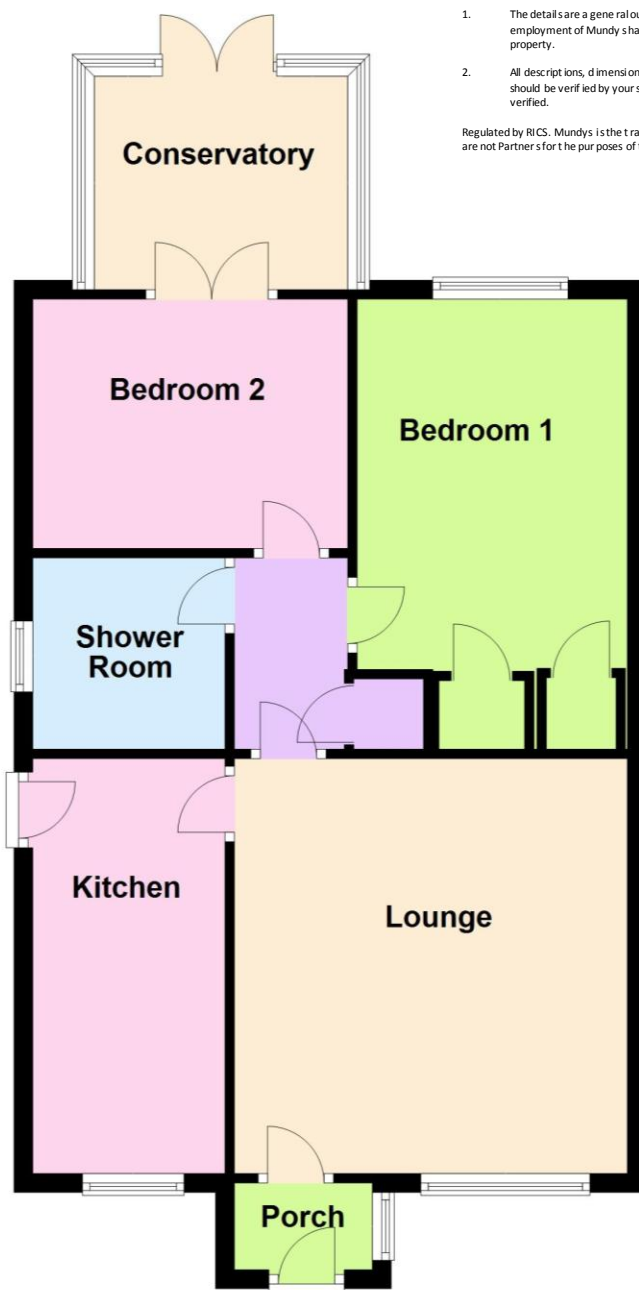
GENERAL

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