



73 Grantham Road

Waddington, Lincoln, LN5 9NT

£210,000

A three bedroomed detached bungalow positioned in this popular cliff village location of Waddington. The property has gardens to the front and rear, a driveway providing off road parking and giving access to the Tandem Garage. The property has internal accommodation briefly comprising of Inner Hallway, three Bedrooms, newly fitted Shower Room, Lounge, Dining Area, Conservatory and Kitchen with Rear Entrance leading to the Boiler Room. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln towards Bracebridge Heath, take the A607 towards Waddington leaving the village of Bracebridge Heath, once entering the village of Waddington, 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.



ACCOMMODATION

INNER HALLWAY

With UPVC door and window to the side aspect, doors to the kitchen, shower room and three bedrooms, access to the roof void and radiator.

LOUNGE

11' 3" x 17' 11" (3.43m x 5.48m) , with UPVC window to the front aspect, UPVC window and door to the conservatory, radiator, gas fire with marble hearth and wooden surround, wall lights and archway to the dining room.

DINING ROOM

6' 11" x 10' 0" (2.11m x 3.05m) , with UPVC window to the rear aspect, radiator and door into the kitchen.

KITCHEN

9' 10" x 11' 0" (3.00m x 3.36m) , with UPVC window to the side aspect, doors to the rear entrance, dining area and inner hallway, fitted with base units and drawers with work surfaces over, oven and grill, four ring gas hob with extraction above, stainless steel sink unit and drainer with mixer tap above, spaces for automatic washing machine and fridge freezer, wall mounted cupboards with complementary tiling below and radiator.

REAR ENTRANCE

With UPVC door to the rear aspect and doors to the boiler room and kitchen.

BOILER ROOM

With wall mounted gas central heating boiler and space for tumble dryer.

CONSERVATORY

7' 6" x 7' 8" (2.29m x 2.36m) , with UPVC windows and double doors to the rear garden.

FAMILY SHOWER ROOM

8' 0" x 7' 5" (2.46m x 2.28m) , with UPVC window to the side aspect, tiled flooring, suite to comprise of shower, WC and wash hand basin, vanity cupboard, fitted cupboard, extractor fan and radiator.

BEDROOM 1

9' 7" x 11' 11" (2.93m x 3.65m) , with UPVC window to the front aspect and radiator.

BEDROOM 2

8' 11" x 10' 1" (2.73m x 3.08m) , with UPVC window to the side aspect and radiator.

BEDROOM 3

8' 8" x 6' 11" (2.65m x 2.11m) , with UPVC window to the side aspect and radiator (currently being used as study).





OUTSIDE

To the front of the property there is lawned garden with flowerbeds and a driveway to the side providing off road parking and giving access to the garage. To the rear of the property there is a brick shed, green house, shed and lawned garden with mature fruit trees.

TANDEM GARAGE

29' 0" x 9' 1" (8.85m x 2.78m), with up and over door to the front aspect, door and window to the rear aspect, power, lighting and workshop to the rear of the garage area.

BRICK SHED

4' 1" x 8' 9" (1.27m x 2.67m) (attached to the garage), with door to the side aspect.

WEBSITE

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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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