



Hedgerow, Tinkers Lane

Waddington, Lincoln, LN5 9RU

£169,950

A non-estate semi-detached bungalow located within the ever popular cliff village of Waddington. The internal accommodation briefly comprises of Entrance Hall, Lounge, Two Bedrooms, Bathroom and Kitchen leading to a Conservatory. Outside there is a driveway providing off road parking for numerous vehicles, Single Garage and a good sized mature rear garden. The property further benefits from gas central heating and is being sold with no onward chain. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading south from Lincoln, proceed along South Park onto St. Catherines forking left onto the A607. Proceed along the A607 bringing you into the village of Bracebridge Heath and continue into the centre of the village turning right where signposted towards Waddington. Continue along the A607 Lincoln Road which eventually turns into Grantham Road, Waddington. Upon entering the village of Waddington, proceed straight across the crossroads with Bar Lane and Mere Road and continue along Grantham Road eventually turning right onto Tinkers Lane where the property can be located on the left hand side.

LOCATION

Waddington is one of the popular cliff villages to the South of historic Cathedral and University City of Lincoln. The village itself offers a wide range of local amenities including local primary school, shops and public houses and there are regular bus services into Lincoln and Grantham.





ACCOMMODATION

ENTRANCE HALL

With side entrance door.

LOUNGE

12' 6" into Bay x 11' 1" (3.81m x 3.38m) , with UPVC bay window to the front elevation, UPVC window to the side elevation, TV point, fireplace surround, picture rail, coving to ceiling and radiator.

BEDROOM

11' 3" x 10' 7" (3.43m x 3.23m) , with UPVC window to the front elevation, radiator, picture rail and coving to ceiling.



BEDROOM

10' 7" x 9' 2" (3.23m x 2.79m) , with UPVC window to the rear elevation, radiator, picture rail and coving to ceiling.

BATHROOM

With suite to comprise of bath with shower attachment, WC and wash hand basin, part tiled surround, airing cupboard with hot water cylinder and UPVC window to the side elevation.



KITCHEN

11' 0" x 8' 11" (3.35m x 2.72m) , fitted with a range of wall, base units and drawers with work surfaces over, part tiled surround, plumbing for washing machine, Ideal classic gas central heating boiler and UPVC window to the side elevation.

CONSERVATORY

9' 3" x 7' 7" (2.82m x 2.31m) , with UPVC windows and double patio doors and gas wall heater.

OUTSIDE

The property is situated in a pleasant non-estate position with gardens to the front and rear. Front lawned garden and driveway leading to the side of the property providing off road parking for numerous vehicles and access to the Single Detached Garage. Good sized mature rear garden with lawned area, gravelled driveway/hardstanding area leading to the garage and a variety of shrubs and mature trees. There is also an outside store and tap.





WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

