



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.





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SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

TENURE - Freehold.

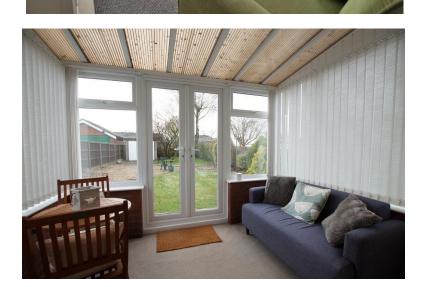
VIEWINGS - By prior appointment through Mundys.

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 \times 11' 1" (3.81m \times 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.



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- None of the services or equipment have been checked or tested.
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