

**FOR SALE**



**Mayall Court, Waddington, Lincoln**  
**Asking Price Of £130,000**

  
**MARTIN&CO**





## Mayall Court, Waddington, Lincoln

2 Bedrooms, 1 Bathroom

Asking Price Of £130,000

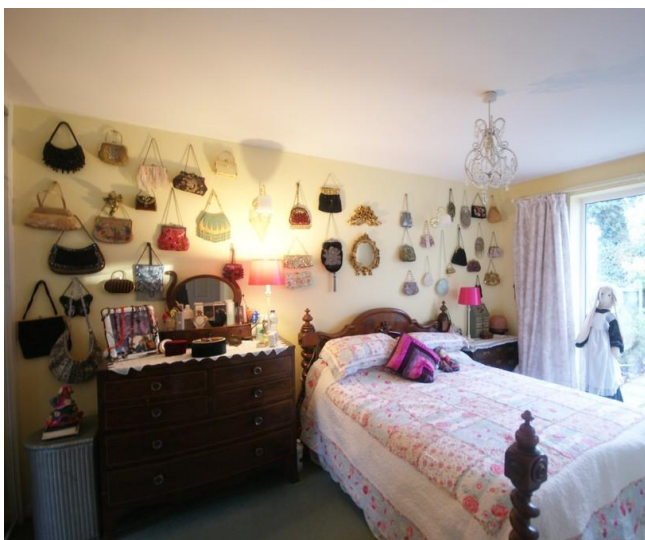
- Two Bedroom Bungalow
- Quiet Residential Area
- Walk In Shower
- Conservatory
- Modern Kitchen

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, conservatory and a private courtyard. The property is well presented and benefits from being sold with no onward chain.

PORCH 4' 8" x 3' 9" (1.442m x 1.168m) PVC door to the front plus PVC windows to the side aspects, carpet flooring and a light fitting.

LOUNGE 14' 5" x 12' 8" (4.416m x 3.865m) PVC window to the front aspect, carpet flooring, ceiling and wall lighting, radiator, electric feature fire with hearth.

KITCHEN 14' 5" x 7' 1" (4.414m x 2.184m) Base and eye level units with a roll edge worktop, tiled splash backs and inset stainless steel dual bowl sink and drainer. Integrated electric oven, microwave and gas hob with extractor over plus a freestanding washing machine and fridge freezer are included. Laminate flooring, light fitting, PVC window to the front and side PVC door, radiator, wall mounted Ideal combination boiler and mains consumer unit.





**HALL** Carpet flooring, pendant fitting, wall mounted Honeywell thermostatic control and a store cupboard.

**SHOWER ROOM** 7' 1" x 6' 4" (2.167m x 1.952m) Low level WC, pedestal wash basin, bidet and a walk in shower. Heated towel rail, fully tiled walls, PVC window to the side aspect, loft hatch, spot lit ceiling and extractor.

**BEDROOM** 13' 2" x 9' 3" (4.028m x 2.835m) PVC window and door to the rear, carpet flooring, pendant fitting, radiator plus sliding mirrored wardrobes.

**BEDROOM** 10' 6" x 8' 8" (3.201m x 2.642m) PVC window and door to the rear, carpet flooring, pendant fitting and radiator.


**CONSERVATORY** 8' 11" x 5' 11" (2.733m x 1.814m) PVC construction with door access to the garden, wall lighting, carpet flooring and a radiator.

**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 private split level courtyard with a shed.

**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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Martin & Co Lincoln

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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.

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