



- Semi-Detached Home
- Built-In 2019
- Generous Lounge
- First Floor Three Piece Bathroom

- EV Car Charger
- Three Bedrooms
(Bedroom Two & Three With Field Views)
- Well Presented Throughout
- Private Enclosed Rear Garden

Meadowfield Close, Waddington, LN5 9AA
£240,000



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



Starkey&Brown are delighted to present this spacious three-bedroom end-of-terrace semi-detached home, positioned within a quiet cul-de-sac positioned in the popular village of Waddington. The property was built in 2019 and has been well-maintained since new. Offering modern and generous living throughout and is ideal first-time buyers, growing families, or professionals. Accommodation briefly comprises a entrance hall leading to a modern kitchen diner fitted with a range of integrated appliances, to the rear of the property there is a generous living room benefitting from French doors opening onto the rear garden allowing natural light. The ground floor also has a convenient WC for practically. To the first floor, there are three bedrooms, with two of the bedrooms enjoying attractive fields views to the rear aspect and a modern three-piece family bathroom. Externally, the property benefits from a non-overlooked rear garden, thoughtfully designed for low maintenance living with extended patio seating area, composite decking and acritical turf - making this an ideal space for entertaining and relaxing with guests. To the front of the property there is a driveway parking for multiple vehicles with the added benefits of an EV car charger. Further benefits of the property includes gas central heating and uPVC double-glazing throughout. Waddington is a highly sought-after village location, providing excellent access to a wide range of local amenities such as Budgens supermarket, village hall, a pharmacy, pubs, RAF Waddington, located near the "Outstanding" rated Waddington All Saints Academy and the nearby Waddington Redwood Primary Academy, with secondary options like Sir Robert Pattinson Academy in North Hykeham and regular bus service to and from the city of Lincoln. A viewing is highly recommended to fully appreciate the space and position on offer. Council tax band: B. Freehold.



uPVC composite door leading into:

Hall

Tiled flooring and LED lighting. Stairs rising to the first floor, under-stairs storage space, and a radiator. Access to kitchen diner.

Kitchen Diner

10' 4" x 10' 2" (3.15m x 3.10m)

Having a range of matching wall and base units with countertops, an integrated fridge freezer, an electric oven with 4-ring gas hob with overhead extractor fan, an integrated dishwasher, stainless steel sink with mixer tap, a wall mounted boiler - serviced April 2026, space and plumbing for a washing machine, a uPVC double-glazed window to the front aspect, LED lighting, tiled splash back, tiled flooring, a radiator and space for a dining table.

Living Room

18' 3" x 13' 7" (5.56m x 4.14m)

Having herringbone laminate flooring, French doors leading to the rear, a uPVC double-glazed window to the rear, LED lighting, a radiator, and an understairs storage cupboard.

WC

Low-level WC, a wash hand basin with under storage, a frosted double-glazed window to the front aspect, tiled flooring, an extractor fan, a radiator, and the fuse board.

First Floor Landing

Carpet flooring, LED lighting, and loft access - fully boarded. Access to all three bedrooms and the family bathroom.

Bedroom 1

12' 10" x 10' 0" (3.91m x 3.05m)

A uPVC double-glazed window to the front aspect, carpet flooring, and a radiator.

Bedroom 2

11' 7" x 10' 0" (3.53m x 3.05m)

A uPVC double-glazed window with fields to the rear, carpet flooring, and a radiator.

Bedroom 3

7' 6" x 6' 9" (2.28m x 2.06m)

A uPVC double-glazed window with field views, carpet flooring, and a radiator.

Family Bathroom

7' 6" x 7' 2" (2.28m x 2.18m)

Three-piece suite comprising a low-level WC, wash hand basin with under storage, panelled bath with overhead rainfall and handheld shower unit, frosted double-glazed window to the front aspect, vinyl flooring, partially tiled walls, an extractor fan, LED lighting and a radiator.

Outside Front

A variety of shrubs and hedges, driveway with parking for multiple vehicles, and an EV car charger.

Outside Rear

Extended patio seating area, artificial turf, composite decking, fully fenced surround, gate access to the side of the property, and external lighting.

Parking

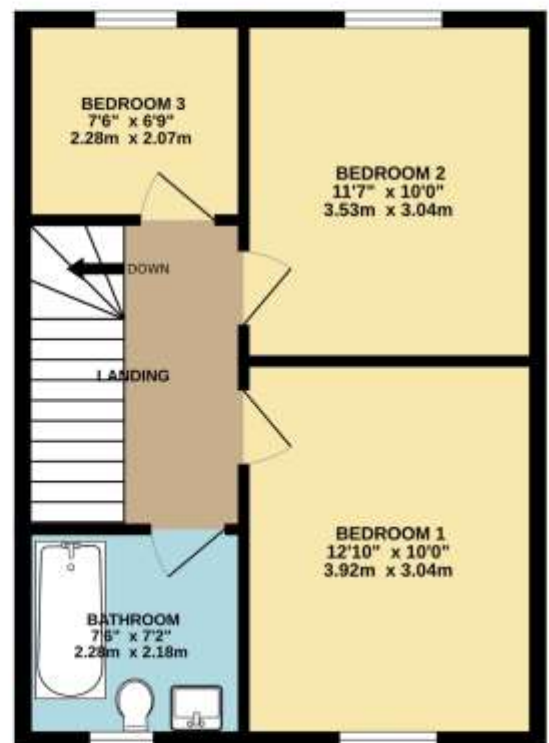
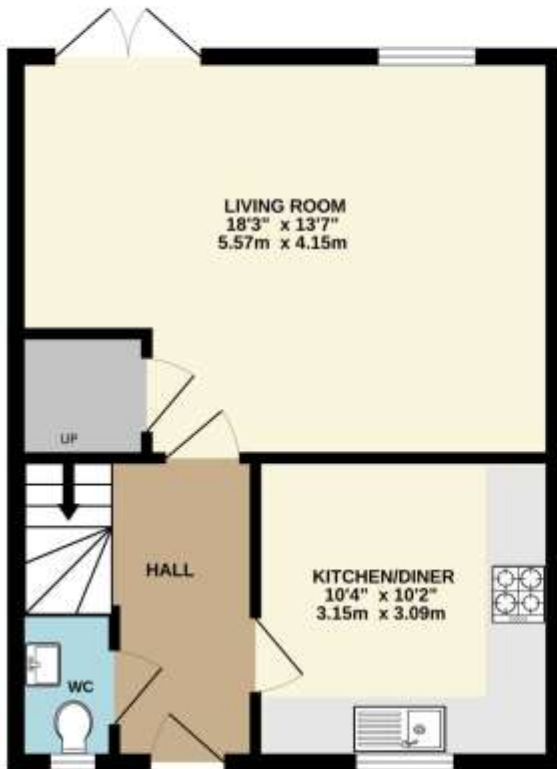
The property benefits from a garage in a nearby block.





GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk

