



- End Terrace House
- Three Bedrooms
- 12'1" x 13'10" Lounge
- Kitchen Diner
- En-Suite & Family Bathroom
- Non Overlooked South-Facing Rear Garden
- Garden Office
- Driveway Parking & EV Charger

Fleetwood Road, Waddington, LN5 9ZF
£230,000



Starkey&Brown is delighted to offer for sale this beautifully presented, modern end-of-terrace house built in 2019, situated in the highly desirable village of Waddington. Making an ideal home with immaculately presented interiors throughout, the accommodation comprises a welcoming entrance hall leading into a generous 13'10" x 12'1" lounge, which in turn flows into a stylish kitchen diner equipped with a range of integrated appliances, a dedicated dining space, and French doors opening onto the rear garden. The ground floor layout is completed by the all-important downstairs WC. Rising to the first floor, there are three bedrooms, with the master bedroom benefiting from access to its own private en-suite shower room, while the two further well-proportioned bedrooms enjoy the use of a three-piece family bathroom suite. Notable upgrades to the property include fitted blinds to all windows throughout the home, alongside the addition of a superb garden office installed approximately two years ago. This garden office comes fully equipped with power and connects to the home Wi-Fi via a booster, providing an ideal work-from-home space overlooking the south-facing, non-overlooked rear garden, which is positioned to enjoy the sun throughout the day. To the front, the property offers driveway parking for two vehicles and the advantage of an electric vehicle (EV) charging point. Please note the property is subject to an annual community maintenance charge of approximately £180. Ideally situated close to Waddington village, the home enjoys access to an excellent array of local amenities, including a Budgens supermarket, doctors' surgery, pharmacy, post office, primary schooling, and local public houses. A regular bus service runs to and from Lincoln City Centre, which is located just a short 15-minute drive away. For further details or to arrange a viewing request, please contact Starkey Brown today. Council tax band: B. Freehold.



Entrance Hall

Accessed via a secure composite front door to the front aspect, this welcoming hallway features stairs rising to the first floor, a handy storage cupboard housing the consumer unit, and a wall-mounted single radiator. Provides direct access into the lounge.

Lounge

13' 10" x 12' 1" (4.21m x 3.68m)

Featuring a uPVC double-glazed window to the front aspect, a single radiator, and a useful under-stairs storage cupboard. This room provides direct access through to the kitchen diner.

Downstairs WC

6' 0" x 3' 4" (1.83m x 1.02m)

Situated just before the kitchen diner. Having a low-level WC, a single radiator, and an extractor fan.

Kitchen Diner

15' 6" x 9' 4" (4.72m x 2.84m)

Equipped with a modern range of eye and base-level units with contrasting worktops. Appliances include an integrated double oven, a sink with a drainer unit, an integrated dishwasher, a washer-dryer, and a fridge-freezer. The space also houses the wall-mounted gas central heating boiler, a single radiator, a uPVC double-glazed window to the rear aspect, and French doors complete with fitted blinds opening out to the garden.

First Floor Landing

A single radiator and access to the loft space, which is insulated.

Master Bedroom

12' 1" max x 11' 1" (3.68m x 3.38m)

A spacious master bedroom featuring a uPVC double-glazed window to the front aspect and a single radiator. The fitted wardrobes are to remain as part of the sale. Provides direct access to the private en-suite.

En-Suite

5' 6" x 5' 8" (1.68m x 1.73m)

Comprising a shower cubicle and a low-level WC, with a uPVC double-glazed window to the front aspect.

Bedroom 2

8' 7" x 10' 9" (2.61m x 3.27m)

Complete with a single radiator and a uPVC double-glazed window to the rear aspect featuring fitted blinds.

Bedroom 3

6' 7" x 11' 7" max (2.01m x 3.53m)

A versatile third bedroom featuring a uPVC double-glazed window and a single radiator.

Family Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Fitted with a modern suite comprising a bathtub with a shower over, a low-level WC, and a pedestal wash hand basin. The space is completed with stylishly tiled wall surrounds, a chrome heated towel rail, and an extractor unit.

Outdoor Garden Office

6' 11" x 9' 3" (2.11m x 2.82m)

This modern space is ideal for working from home. It features full power and lighting, an electric heater, French doors with fitted blinds, and internet connectivity linked from the main house via a Wi-Fi booster.

Outside Rear

A fully enclosed rear garden with secure timber-fenced perimeters. It features a patio seating area, an external water source, a lawned area, and direct access to the outdoor garden office.

Outside Front

To the front of the property is a private driveway providing off-road parking for two vehicles, complete with a single electric vehicle (EV) charging point.

Agents Note

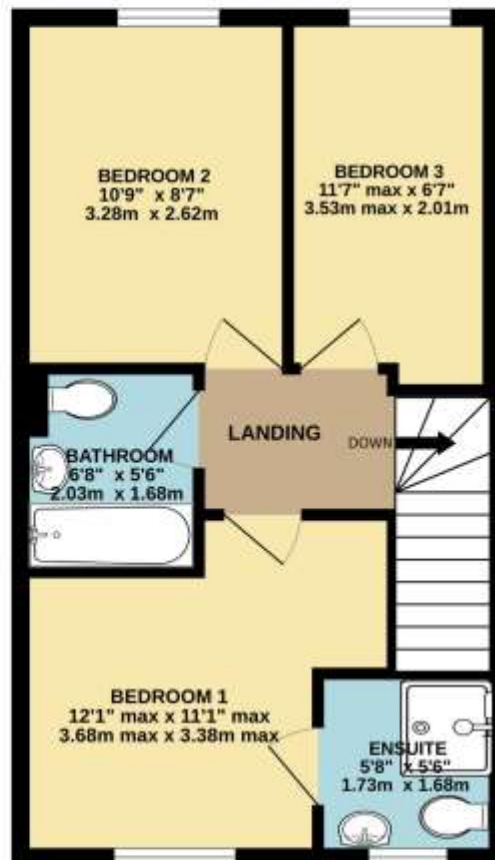
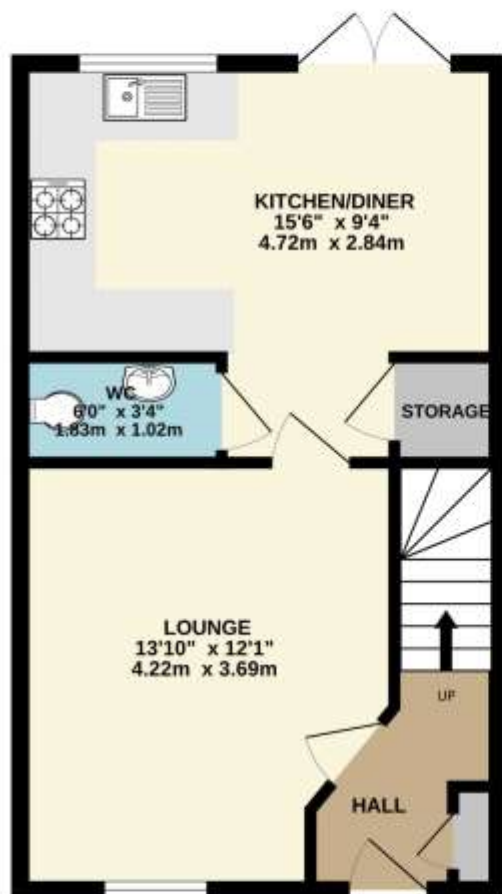
There is a management charge of approximately £180 per annum for the maintenance and upkeep of the community areas.





GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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 on 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.
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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.

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