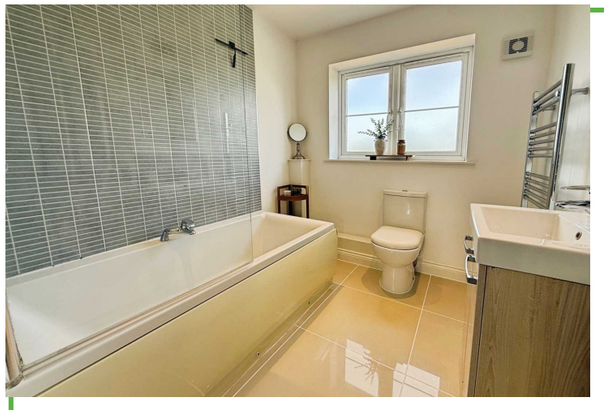




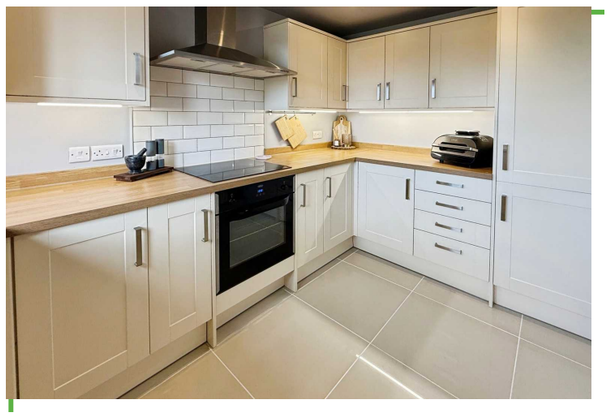












Brant Road, Waddington, Lincoln,
Lincolnshire, LN5

Asking Price: £240,000

Tenure: Freehold

YOUR MOVE

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The Property Ombudsman

Brant Road, Waddington, Lincoln, Lincolnshire, LN5

Asking Price: £240,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: C
Local Authority: North Kesteven District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

** IMPECCABLY PRESENTED 3 BEDROOM PROPERTY WITH NO ONWARDS CHAIN ** Prime example of a move in ready property and one that offers a flawless finish, space in abundance and sought after positioning!! THIS REALLY IS A MUST VIEW! BOOK TO VIEW NOW!! EPC Grade C.

Entrance Hall
Naturally bright and welcoming entrance hall comprising tiled flooring, radiator and a composite entrance door to the front aspect.

WC
Hosting a low level WC, tiled flooring, vanity unit wash hand basin, radiator and a double glazed window to the front aspect.

Kitchen
10'10" x 7'9" (3.3m x 2.36m)
Modern fitted kitchen comprising a range of wall and base units with contrasting work surfaces, sink and drainer unit, space and plumbing for a washing machine, integral oven with a four ring induction hob and overhead extractor hood, integral slim line dishwasher, integral fridge-freezer, tile splashbacks, ceiling spotlights, under unit spotlights, radiator, tiled flooring and a double glazed window to the front aspect with fitted blinds.

Lounge
15'2" x 13'1" (4.62m x 4m)
Well sized and naturally bright lounge comprising carpet flooring, two radiators, television aerial point, under stairs storage cupboard, central heating thermostat, ceiling spotlights, double glazed window to the rear aspect and uPVC double glazed French doors to the rear aspect.

Landing
With carpet flooring, loft access and access to;

Bedroom 1
12' x 8'3" (3.66m x 2.51m)
Double bedroom hosting carpet flooring, radiator, television aerial point and a double glazed window to the front aspect with open field views.

Bedroom 2
11'8" x 8'3" (3.56m x 2.51m)
Double bedroom comprising carpet flooring, radiator and a double glazed window to the rear aspect.

Bedroom 3
7' x 6'6" (2.13m x 1.98m)
Single bedroom comprising carpet flooring, radiator and a double glazed window to the rear aspect with fitted blinds.

Bathroom
7'8" x 6'6" (2.34m x 1.98m)
Modern bathroom suite hosting a panelled bath with an overhead mains shower, low level WC, radiator rail, vanity unit wash hand basin, partially tiled walls, extractor fan, ceiling spotlights and a double glazed window to the front aspect.

Gardens
The front aspect offers a shared gravel driveway (only with the adjoining neighbour) which offers ample off street parking. There is also side access and a secure timber gate leading to the rear garden. The low maintenance and beautifully private rear garden is laid to a combination of lawn and patio and is enclosed with a combination of close board fencing and hedgerow. A well sized and ready to enjoy space.

Tenure
Freehold
North Kesteven District Council

Tax Band B

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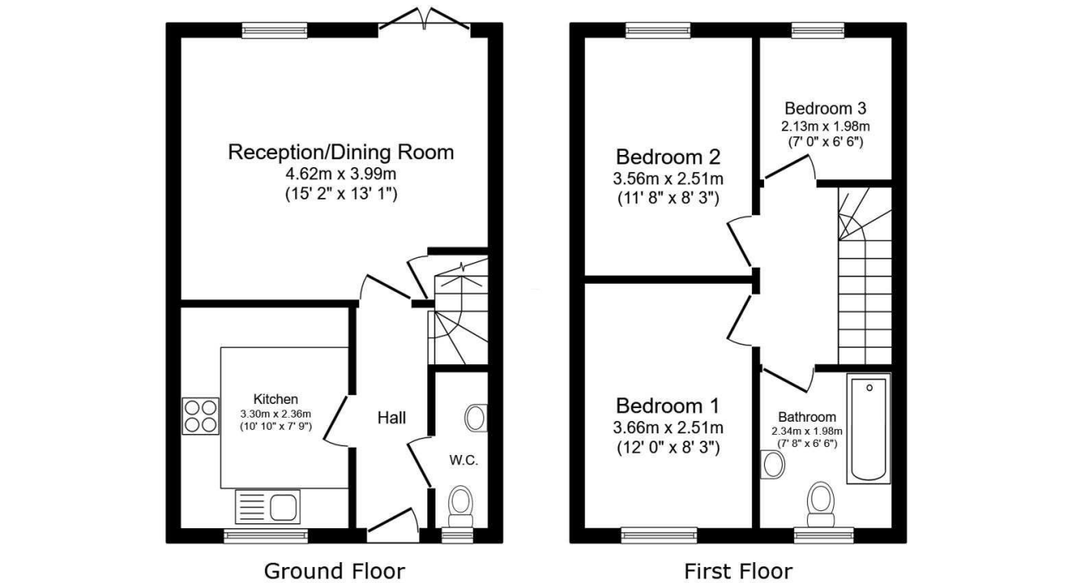
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 67.2 sq.m. (723 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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