



**Station Road, Waddington, Lincoln**

**Asking Price £215,000**



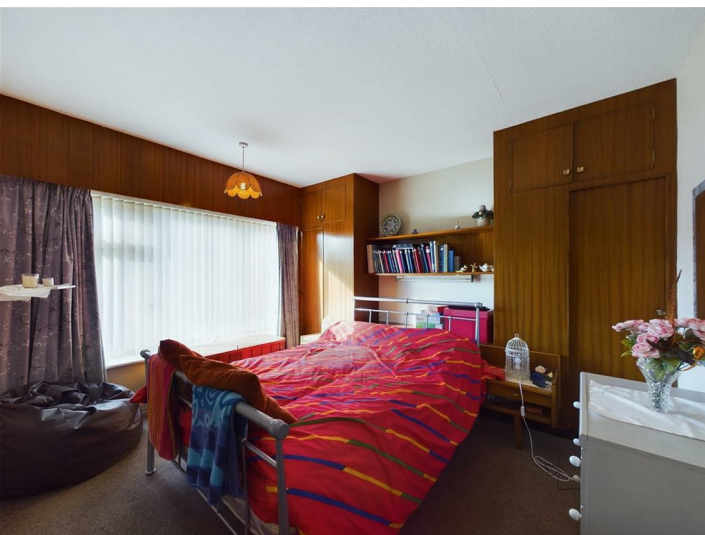
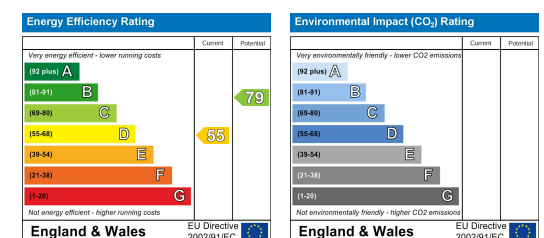


Station Road, Waddington,  
Lincoln

Bungalow - Detached  
3 Bedrooms, 1 Bathroom

Asking Price £215,000

- Generous Plot
- Potential to Further Extend (STPP)
- Modernisation Required
- Front and Rear Gardens
- Driveway Parking for Multiple Vehicles
- Detached Garage
- Popular Village Location
- No Onward Chain
- Tenure: Freehold
- Council Tax Band - C / EPC Rating - D





Three bedroom detached bungalow occupying a generous plot on Station Road in Waddington. This property would benefit from modernisation throughout and offers fantastic potential both currently and with the ability to further extend (STPP). Sold with vacant possession and no onward chain.

Comprising internally of an entrance hall, three bedrooms, lounge, kitchen, wet room and a sunroom. Externally offering front and rear gardens, driveway parking and an over 22ft long detached garage.

Station Road gives convenient access to the local amenities in Waddington Village and Brant Road.

Waddington is situated to the South of Lincoln incorporating the RAF base. Benefitting from a doctors surgery, primary age schooling, public houses, post office, shops and more! There is also a regular bus service into Lincoln city centre.

EPC Rating - D  
Council Tax Band - C  
Tenure - Freehold

Entrance Hall  
Composite front entrance door, carpet flooring with fitted mat well, two pendant fittings, radiator and Drayton thermostatic control.





#### Lounge

14'6" x 13'0" (max measurements).

PVC bay fronted window, radiator, carpet flooring, ceiling and wall lighting plus a gas fire with hearth.

#### Bedroom

12'0" x 11'4"

PVC window to the front, carpet flooring, pendant fitting, radiator and fitted wardrobes.

#### Bedroom

11'4" x 9'5"

PVC side window, carpet flooring, radiator and a pendant fitting.

#### Bedroom

11'4" x 9'5"

PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting. Fitted wardrobe and a separate airing cupboard housing the hot water cylinder.

#### Kitchen

17'0" x 14'1" (approximate I shaped measurements).

Base and eye level units, inset stainless steel sink and drainer to a slim profile work surface incorporating a fitted dining table. Space for a freestanding gas cooker, space and plumbing for a washing machine plus further space for a fridge freezer. Vinyl flooring and separate tiled flooring, PVC side windows, heated towel rail and light fittings. Floor standing Ideal Mexico gas boiler with wall mounted Drayton controls and the mains consumer unit is housed. PVC rear door gives access to the sunroom.

#### Wet Room

10'7" x 5'11"

Low level WC, wall mounted sink and a walk in shower with floor drain. Two windows to the rear, radiator, loft hatch access, light and extractor.

#### Sunroom

11'8" x 4'9"

Carpet flooring, radiator and light fitting, PVC side door and glazed patio doors to the rear.

#### Garage

22'10" x 8'8"

Up and over door to the front, PVC side window plus a personnel door to the garden. Separately fused for light and power. Inspection pit boarded over but could be reinstated.

#### Outside

The front offers a garden being mainly laid to lawn with mature planted borders and a long concrete driveway extending beyond a secondary gate, suitable for multiple vehicles to park off road. Wheelchair anti-slip ramp to the front door. To the rear is a private, spacious and fully enclosed garden being mainly laid to lawn with planted borders, concrete pathways and a substantial raised patio area with power and lighting. To the side of the property is a water supply.

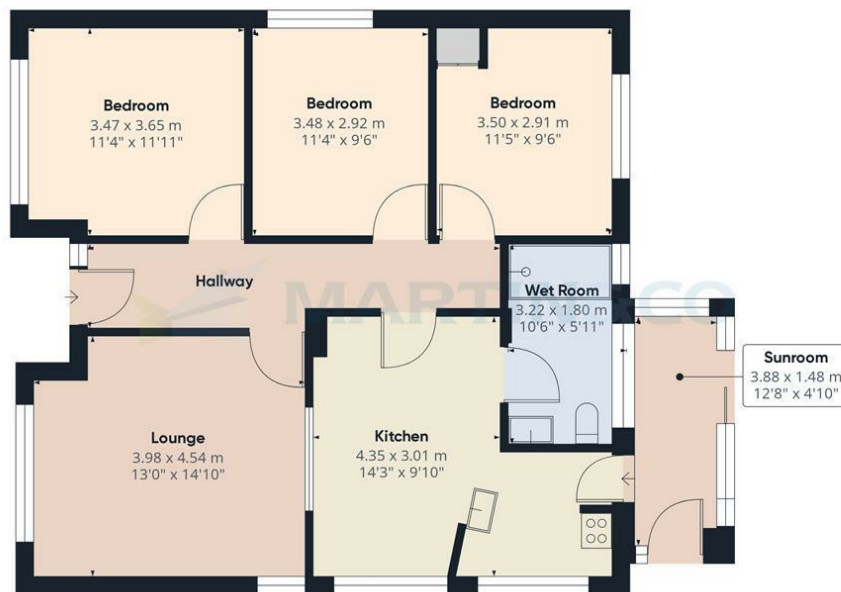
#### Fixtures & Fittings.

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.









Floor 0 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

106.84 m<sup>2</sup>  
1150.03 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW

01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**

**<http://www.martinco.com>**

**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.