



Squires Road

Asking Price £125,000


MARTIN&CO

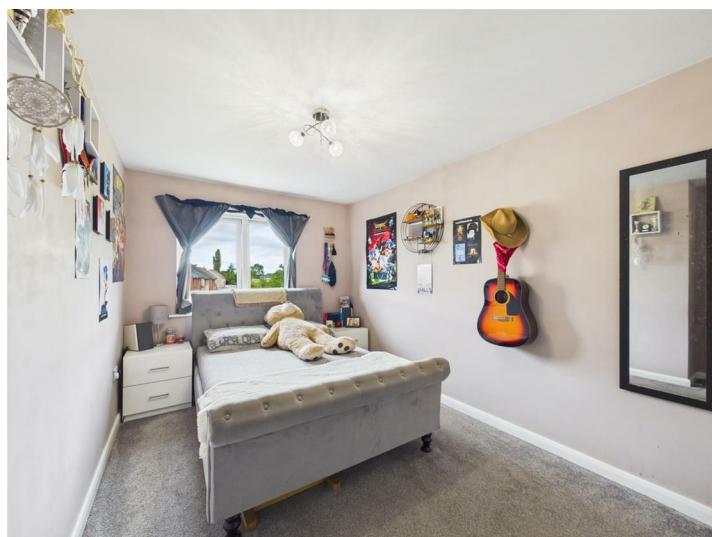
Squires Road

House - Semi-Detached
3 Bedrooms, 2 Bathroom

Asking Price £125,000

- 50% Shared Ownership
- Rent & Service Charge: £325.48 pcm
- Three Bedrooms
- Two Allocated Parking Spaces
- Ideal First Time Purchase
- Council Tax - Band B
- Tenure - Leasehold
- EPC - B

An excellent opportunity to purchase this well-presented three-bedroom semi-detached home, available on a 50% shared ownership basis and situated within the highly sought-after village of Waddington. Offering spacious and modern accommodation throughout, the property benefits from two allocated parking spaces, an enclosed rear garden, and a convenient location close to local amenities, schools, and transport links.



Squires Road, Waddington – 50% Shared Ownership

Rent (including service charge): £325.48 pcm

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EPC - B
Tenure - Leasehold
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Shared Ownership Information
This property is offered on a 50% Shared Ownership

basis through Amplius Housing, providing an affordable route onto the property ladder. Shared Ownership allows purchasers to buy a share of the property while paying a subsidised rent on the remaining share, making home ownership more accessible than purchasing on the open market.

The monthly rent, inclusive of the service charge, is currently £325.48.

Prospective purchasers will be required to meet Amplius Housing's eligibility criteria and complete the necessary affordability assessments. Shared Ownership properties also offer the opportunity to increase ownership over time through a process known as staircasing, subject to the terms of the lease.

Living Room
12'5" x 17'2"
A bright living room featuring a composite front



entrance door, UPVC window to the front elevation, vinyl click flooring, radiator, chandelier style light fitting, and staircase rising to the first floor.

Kitchen
9'3" x 17'2"

A spacious and well appointed kitchen fitted with a range of base and eye level units, laminate marble effect work surfaces, integrated dishwasher, breakfast bar, gas hob with electric oven and cooker hood style extractor, space for a washing machine, and useful under stairs storage cupboard. Additional features include vinyl flooring, large radiator, combination boiler, two spot light fittings, UPVC window overlooking the rear garden, and UPVC door providing direct garden access.

Cloakroom
4'9" x 6'1"

Fitted with a low level WC, vanity unit with integrated wash hand basin and mixer tap, storage cupboard, radiator, pendant light fitting, Vent-Axia extractor fan, and marble effect porcelain basin.

Stairs & Landing
11'1" x 3'5"

With carpet flooring, spot light fitting, loft access, and useful storage cupboard.

Bedroom
12'4" x 9'6"

A generous double bedroom with UPVC window to the front elevation, radiator, vinyl click flooring, and pendant light fitting.

Bedroom
14'10" x 8'3"

Double bedroom with UPVC window to the rear elevation, radiator, carpet flooring, and chandelier style light fitting.

Bedroom
9'3" x 8'5"

A well proportioned third bedroom featuring carpet flooring, radiator, pendant light fitting, and UPVC window to the rear elevation.

Bathroom
6'2" x 7'3"

Comprising a low level WC, vanity unit with porcelain wash hand basin and mixer tap, panelled bath with mains fed shower over, radiator, vinyl flooring, globe light fitting, and UPVC privacy window to the front elevation.

Storage Room
14'9" x 9'8"

A wooden lean to with power supply and corrugated roof is currently utilised as a greenhouse area. Additional benefits include a secure UPVC side access door, wooden garden gate, and a garden shed which is included within the sale.

Outside

To the front of the property are two allocated parking spaces.

The enclosed rear garden is predominantly laid to lawn with established planted areas, creating an ideal space for relaxing and entertaining.

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.

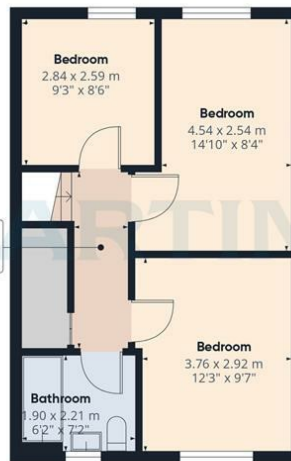


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Floor 0



Floor 2



Approximate total area⁽¹⁾

95.7 m²
1031 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.