



Melbourne Way, Waddington

Asking Price £290,000

MARTIN & CO



House - Detached
4 Bedrooms, 2 Bathrooms

Asking Price £290,000

- Extended Detached Home
- Four Bedrooms with Ensuite to the Primary
- Living Room, Dining Room and Family Room
- Breakfast Kitchen
- Downstairs Cloakroom
- West Facing Rear Garden
- Driveway Parking with Garage
- No Onward Chain
- EPC Rating - D / Council Tax Band - C
- Tenure - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	
EU Directive 2002/91/EC		67	

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		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		84	
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Extended four bedroom detached family home situated just off Station Road in Waddington. Comprising internally of a cloakroom, living room and dining room, family room and breakfast kitchen with four bedrooms, primary with ensuite and a family bathroom. Externally offering a front and West facing rear garden, integral garage and driveway parking. Sold with no onward chain.

Waddington is situated to the south of Lincoln on the A607 Grantham Road. The village is well served with a regular bus route in and out of the Cathedral city of Lincoln plus plentiful amenities including doctors surgery, public houses, library, post office, shops and two primary schools.

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

Entrance Hall
Double glazed wood clad front door with wood effect laminate flooring, radiator, alarm control panel, Honeywell thermostatic control, stairs rising to the first floor with a shelved storage cupboard below.

Cloakroom
5'2" x 2'9"
Low level WC, pedestal wash basin, wood effect vinyl flooring, PVC front window, radiator and light fitting.



Living Room
16'2" x 9'11" (max measurements).

PVC bay window to the front, wood effect laminate flooring, light fitting and two radiators.

Dining Room
9'0" x 8'10"

Glazed double doors off the living room onto continued wood effect laminate flooring, light fitting and a radiator.

Family Room
9'2" x 8'9"

Continued wood effect laminate flooring from the dining room, plastered vaulted ceiling with Velux windows and spotlights, radiator, PVC rear window and PVC French doors leading out to the garden.

Breakfast Kitchen
15'7" x 9'8"

Modern high gloss base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fully fitted with an integrated fridge freezer, dishwasher and washing machine, oven, gas hob and extractor over. PVC rear windows and side partially glazed composite door, wood effect vinyl flooring, ceiling lighting and a radiator.

Stairs / Landing
Carpet flooring, light fitting and access to the partially boarded loft with lighting via a pull down ladder.

Bedroom
15'2" x 11'4"
PVC front window, carpet flooring, light fitting, radiator and fitted wardrobes.

Ensuite
5'0" x 4'11"

Low level WC, pedestal wash basin and a corner cubicle housing the mains thermostatic shower. Wood effect vinyl flooring, PVC side window, radiator, light and extractor.

Bedroom
8'10" x 8'8"
PVC window to the rear, carpet flooring, light fitting and a radiator.

Bathroom
7'7" x 5'8"
Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. PVC rear window, wood effect vinyl flooring, radiator, light and extractor. Airing cupboard houses the hot water cylinder.

Bedroom
8'9" x 8'1" (max measurements).
PVC window to the rear, carpet flooring, light fitting and a radiator.

Bedroom
9'10" x 8'1"
PVC front window, carpet flooring, light fitting, radiator plus a built in over stair wardrobe.

Garage
17'1" x 8'0"
Up and over door to the front, housing the mains consumer unit and Ideal heat only gas boiler, light and power.

Outside
The front is a garden laid to lawn with a tarmac driveway suitable for off road parking, gated access to the rear and lighting.

To the rear is a West facing garden being mostly laid to lawn with an extended patio area, vegetable patch for planting, lighting and water supply. Metal shed will be included within the sale.

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.



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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.