



Station Road, Waddington, Lincoln

£215,000


MARTIN&CO

Station Road, Waddington,
Lincoln

Bungalow - Detached
3 Bedrooms, 3 Bathroom

£215,000

Date Available:

Deposit:

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- 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.



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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
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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 l 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.



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		
(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 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

106.84 m²
1150.03 ft²

(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.

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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.