



**Rutland Avenue, Waddington,
Lincoln**

0240 000


MARTIN&CO

Rutland Avenue, Waddington,
Lincoln

House - Detached
4 Bedrooms, 4 Bathroom

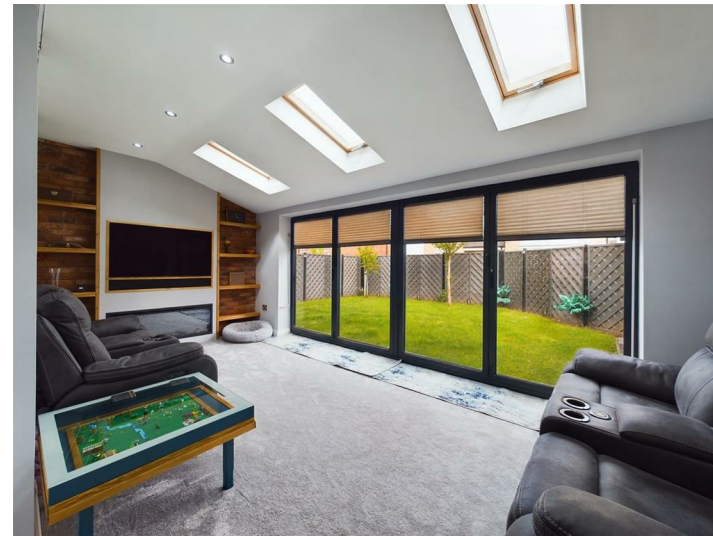
£340,000

Date Available:

Deposit:

- Extended Detached Family Home
- Four Bedrooms
- Master Bedroom with Ensuite
- Open Plan Living
- Fitted Kitchen
- Family Room Extension
- Owned Solar Panels with Battery Storage
- Enclosed Rear Garden
- Driveway Parking
- Village Location

Extended detached family home situated within the exclusive Lakeside development in the village of Waddington. Benefitting from a family room extension to the rear with bifold doors and velux windows, open plan living with a fully fitted kitchen plus owned solar panels and battery storage.



Extended detached family home situated within the exclusive Lakeside development in the village of Waddington. Benefiting from a family room extension to the rear with bifold doors and Velux windows, open plan living with a fully fitted kitchen plus owned solar panels and battery storage.

The Lakeside development is situated just off Station Road giving access to the local amenities in Waddington Village and Brant Road. Waddington is situated to the South of Lincoln incorporating the RAF base. Benefiting 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 - B (carried out prior to the installation of the solar panels)
Council Tax Band - D
Tenure - Freehold

ENTRANCE HALL
Composite entrance door, carpet flooring and a fitted matwell, two light fittings, radiator, alarm control panel and Drayton thermostatic control. Stairs rising to the first floor with a storage cupboard below.

INTEGRAL GARAGE
174" x 8'10"
Electric roller door to the front aspect with an internal personnel door, mains consumer unit, light and power. Puredrive solar battery and Solis inverter housed.

LIVING ROOM
157" x 10'7"
PVC box bay window to the front aspect, carpet flooring, radiator and a pendant fitting.

KITCHEN/DINER
21'11" x 8'11"
Base and floor standing units to include pan drawers and a carousel cupboard with roll edge worksurfaces, matching upstand and an inset composite sink and drainer. Benefiting from a range of integrated Neff appliances to include a slide and hide oven, warming drawer, dishwasher and fridge freezer. Induction hob with extractor over, spot lit ceiling, two radiators and tiled flooring. Open plan to the family room.

FAMILY ROOM
19'5" x 9'1"
Feature exposed brickwork, tiled flooring, spot lit ceiling, Osily electric radiator, three Velux windows and Bifold doors to the rear aspect.

UTILITY ROOM
5'7" x 5'3"
Base and eye level units with roll edge worksurfaces and matching upstand. Space and plumbing for a washing machine with further space for a separate tumble dryer. Tiled flooring, radiator, composite side door, light and extractor.

CLOAKROOM
5'6" x 3'5"
Low level WC, pedestal wash basin, tiled flooring and low level wall tiling, heated towel rail, PVC window to the rear, spot lit ceiling and extractor.

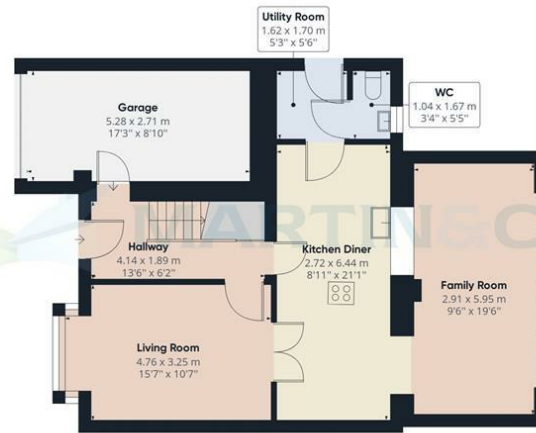
STAIRS/LANDING
Carpet flooring, radiator, light fitting, Drayton thermostatic control and access to the loft with a pull down ladder, partial boarding and lighting.

MASTER BEDROOM
15'11" x 9'7" max measurements
PVC window to the front aspect, carpet flooring, light fitting and a radiator. Fitted wardrobes and a dressing table.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	82	
(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

Approximate total area⁽¹⁾
137.21 m²
1476.87 ft²



Floor 1

(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.

GIRAFFE 360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . 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.