



24 Waterloo Paddock
Leadenham, Lincoln LN5 0QW

BELL





24 Waterloo Paddock Leadenham

This is an outstanding four bedroom detached family residence of some considerable distinction, which over time has been extended and comprehensively refurbished to an exceptionally high standard, located on the north western country fringe of the delightful south Lincoln cliff escarpment village of Leadenham.

The house now offers **GIFA of 1,765 ft² / 164 m²** of high-quality accommodation which includes an eye-catching contemporary design style appointed breakfast kitchen, an expansive feature lounge diner which will delight many and private principal family bedroom suite. There are attractive enclosed landscaped grounds of **0.13 of an acre (sts)** and views in part over mile upon mile of Trent Valley countryside. The property has also been future proofed with addition of an Air Source Heat Pump central heating system.

The charming village of Leadenham is well known for its many stone featured period houses and its quality modern homes. It offers a good range of local amenities, which includes; a well-respected primary school and the nearby Sir William Robertson Academy School, Welbourn, a village shop/post office, tea house, petrol station, Bowls and Tennis clubs.



ACCOMMODATION

Good Sized Entrance Hallway having obscure double glazed panelled front entrance door; western staircase up to first floor main landing. Contemporary style oak feature doors through to adjoining accommodation as well as the eastern staircase up to the master bedroom suite, radiator and spotlight fittings.



Cloakroom of excellent proportions comprising; quality contemporary appointment to include circular ceramic wash hand basin with toiletry cupboard space below, low level WC with concealed cistern to one side, coving, LVT wood style flooring and radiator.

Living Room a delightful reception room with a southerly outlook from the bay window into the front grounds and over the driveway; an appealing contemporary design style fitted electric fire attractively profiled surround; coving and radiator.

Substantial Feature Lounge Diner a wonderful contemporary style, feature reception space with the most appealing views out over landscaped rear garden with a glimpse between neighbouring homes towards open south Lincoln cliff escarpment countryside. There is a very attractive Morso Scandinavian style wood burning stove to one wall set on a slate hearth, a good-sized dining area set one end of the room, LVT wood style flooring, two radiators and inset ceiling spotlight fittings. A sliding patio door providing access out onto the elevated rear garden paved patio terrace. Contemporary oak featured panel door through to:

Breakfast Kitchen having a delightful outlook over the rear garden; high-quality contemporary design style kitchen appointment with Gemstone fitted work surface areas comprising; stainless steel double sink unit with incised drainer to one side, cupboard space and pull out two tier storage rack unit beneath, tier of three drawers and concealed Bosch dishwasher beneath. Bosch ceramic hob inset to surface with splashback, feature cooker hood above with accompanying range of storage cupboard/china cabinets set on either side. The work surface extends around the adjoining wall with a corner carousel cupboard, a tier of three drawers below and wall cupboard units above. To the opposite side of the room there is good size breakfast bar area with accompanying storage cupboard space and shelving below, a further area of adjoining fitted work surface with a tier of three drawers, wine rack, a slimline wine cooler and cupboard space beneath, wall cupboard and china cabinet space above. There is an alcove to one corner in which an upright fridge/freezer can be inset, LVT wood style flooring and inset ceiling spotlight fittings. Glazed panelled rear entrance door to grounds.

FIRST FLOOR

From The Western Staircase:

Landing with access to roof space and contemporary oak featured panelled doors through to adjoining accommodation.





Bedroom having a very pleasant view down over the front grounds to the south and beyond to neighbouring homes in the close; fitted wardrobe space across one wall with full height sliding mirror panelled doors, contemporary oak featured panelled door to walk-in clothes closet, coving and radiator.

Bedroom with a southerly outlook across the front grounds and driveway; coving, and radiator.

Family Bathroom having a delightful view to the west from the Lincon Cliff escarpment out over miles of Trent valley countryside; attractively appointed having a panelled bath with accompanying shower fitting and shower screen above, cantilevered wash hand basin and low-level WC. Tiling to all walls to full height, tiled floor, wall mounted mirror panelled toiletry cabinet, ladderback style radiator, inset ceiling spotlight fittings and extractor vent.

Bedroom with the northerly outlook across the rear of the house and grounds with a view between neighbouring homes out over the countryside running up to the south Lincoln cliff escarpment; contemporary oak featured panelled door through to walk-in linen/clothes closet, coving, and radiator.

From the Eastern Staircase:

Master Bedroom having a dormer window providing a southerly outlook over the driveway and across to neighbouring homes at the head of the close; sloping ceiling in part, radiator, wall light and inset ceiling spotlight fittings. Contemporary feature oak panelled doors through to the en-suite shower room and

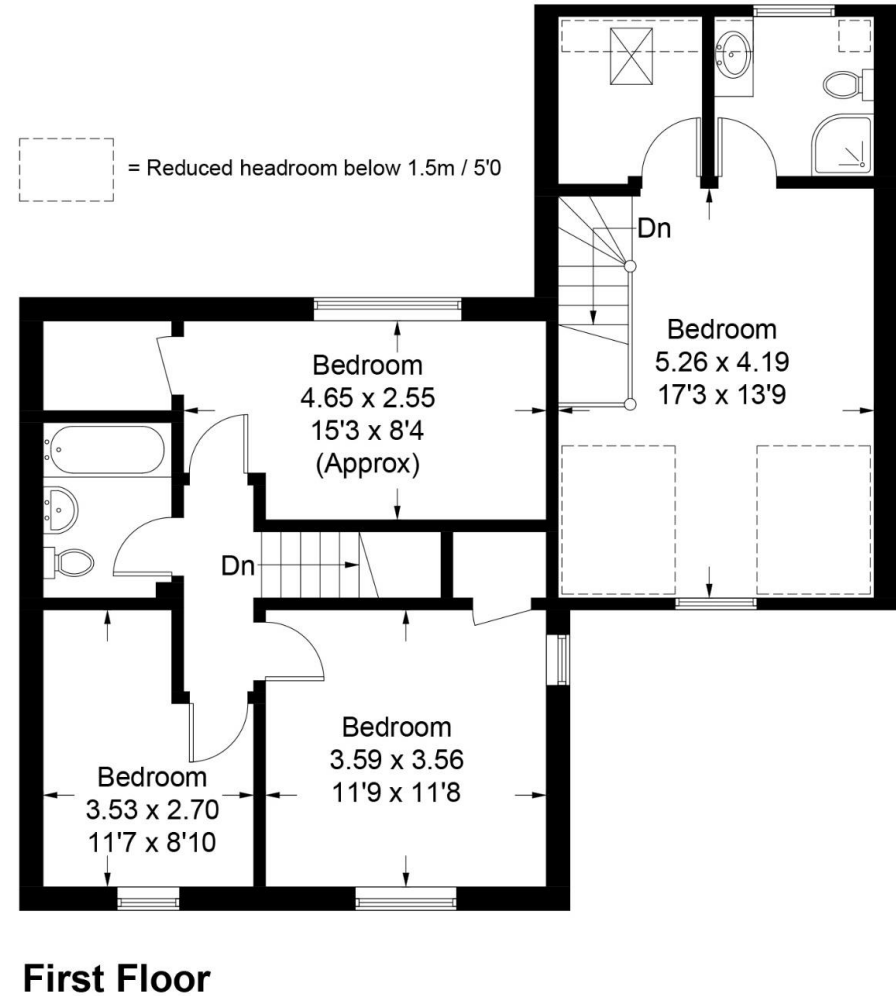
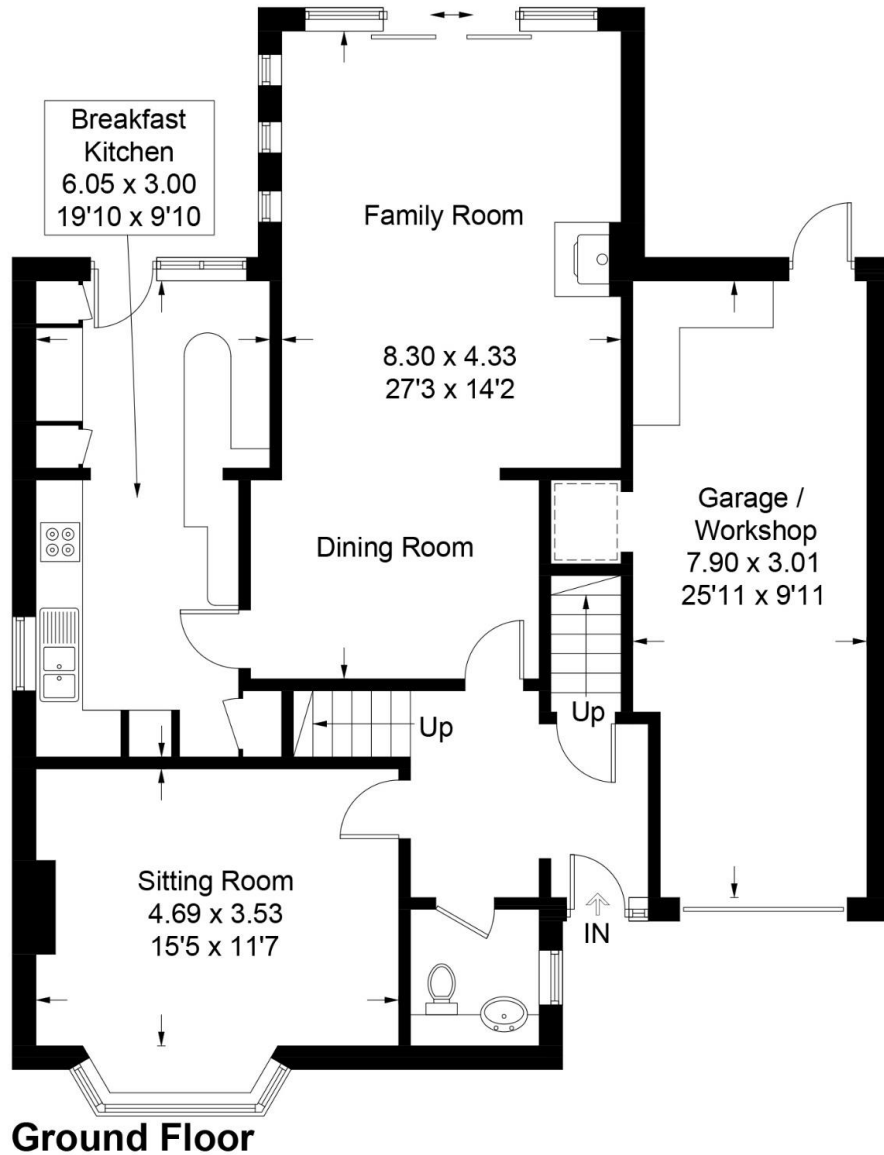
Good Sized Walk-in Dressing Room with an extensive area of clothes hanging, shelf and drawer space; sloping ceiling in part with roof window, radiator and fluorescent lighting strip.

En-suite having a very pleasant view down over the rear garden and beyond between neighbouring homes to the countryside of the South Lincoln cliff escarpment; quality contemporary design style appointment comprising corner shower cubicle with accompanying shower fitting and mermaid board splashback panelling, wash hand basin with toiletry cabinet beneath, illuminated vanity mirror above and low level WC. Tiling to at least dado rail height on all walls, ladderback style radiator/towel rail and inset ceiling spotlight fittings

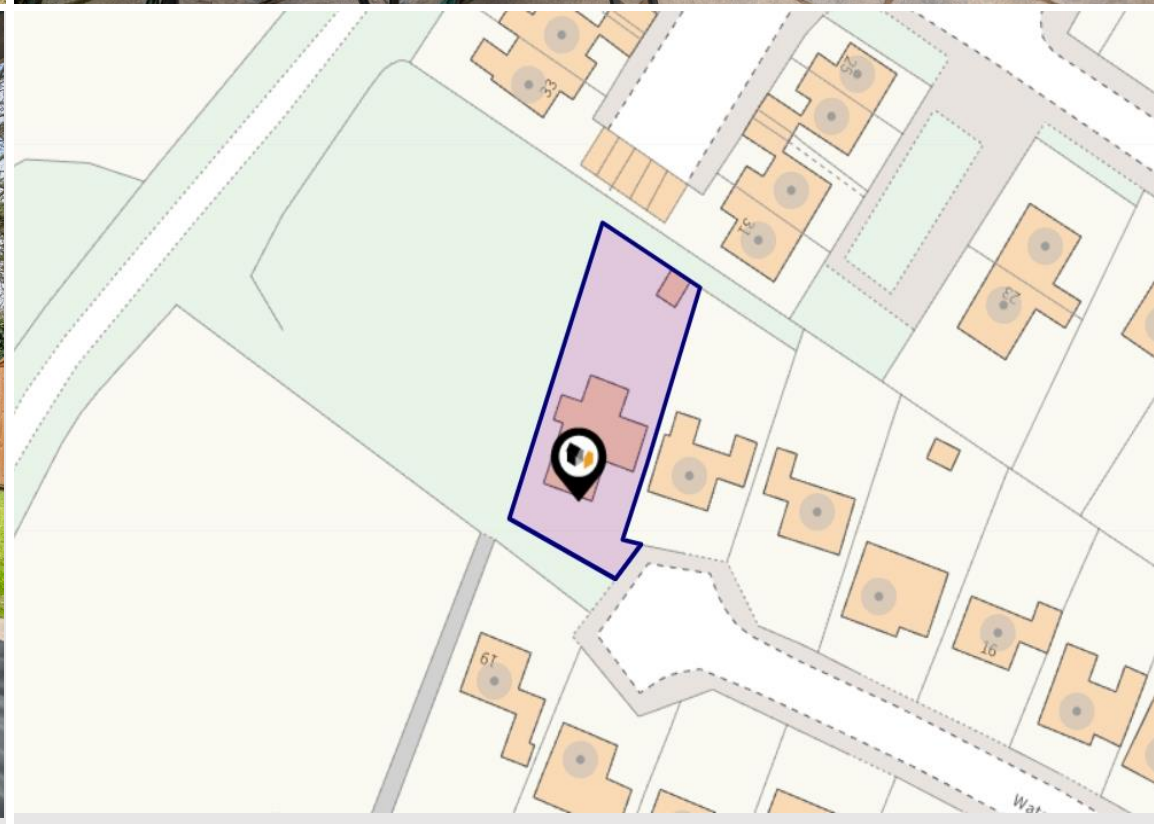


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Approximate Gross Internal Area = 164 sq m / 1765 sq ft
Garage = 24.1 sq m / 259 sq ft
Total = 188.1 sq m / 2024 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

This wonderful home stands at the head of this relatively small close of quality family homes, approached across a good sized gravel driveway, which provides more than ample parking for both family and visitors, as well as access to the very good sized **Integral Garage**, with electric roller blind door, workshop area to rear, service door to the adjoining accommodation, rear entrance door out into the grounds, light and power.

The front grounds are enclosed by mature hedging and fencing as appropriate. Set to one corner is an attractive sleeper raised shale covered garden bed with ornamental ferns, a rockery feature and accompanying box hedging. There is a pedestrian gate to the south western corner of the house which provides access through to a pathway leading down to the elevated rear garden patio terrace onto which the kitchen rear entrance door, the lounge diner's patio door and the rear entrance door to garage open. From here there is a very pleasant view out over the rear garden and beyond between adjoining homes towards the countryside of the south Lincoln cliff escarpment. The terrace has steps down to a good-sized area of formal lawn with a meandering paved pathway to the north eastern corner of the garden to a very attractive open pergola covered paved patio area. There are flower beds/borders containing an attractive range of shrubs and flowering plants. The garden is surprisingly private and well enclosed by panelled fencing and mature hedging as appropriate.

There is outside feature lighting, a cold water tap and exterior power points. The Mitsubishi Exodan electric air source heat pump is discreetly located down the western elevation of the house.

The historic City of Lincoln (approx. 14 miles / 25 mins to the north) provides an exceptionally comprehensive range of shopping and social facilities, including Lincoln University set around the Brayford Pool Marina

The market town of Sleaford (approx. 9 miles / 15 mins to the southeast) with well-respected grammar schools.

The busy town of Grantham (approx. 11 miles / 20 minutes to the southwest) with the A 1 and a high-speed rail link to London Kings Cross (approx. 1 hour 15 mins).

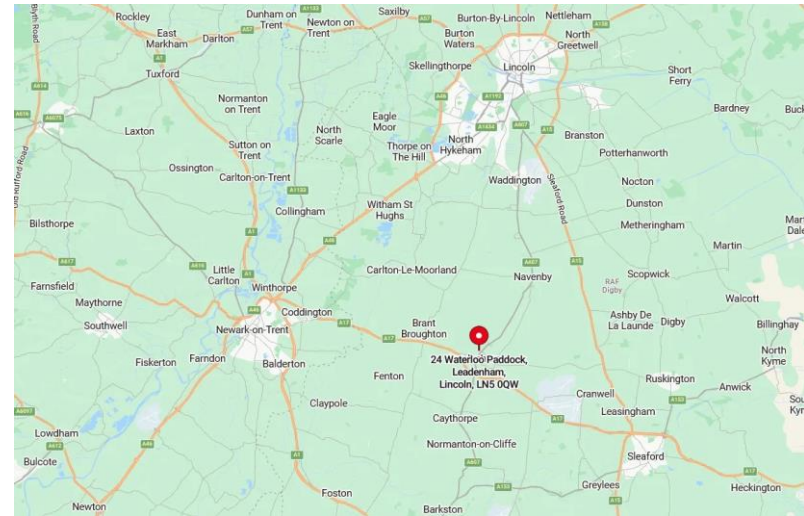
Newark-on-Trent a historic town (approx. 15 miles / 25 mins to the west) with the A 1 and a high-speed rail link to London Kings Cross (approx. 1 hour 30 mins).

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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