



56 Fleetwood Road
Waddington

MOUNT & MINSTER

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Waddington

- Semi detached
- Two car parking spaces
- Three bedrooms
- Kitchen/diner
- Downstairs WC
- En suite
- Family bathroom
- Enclosed rear garden

INTRODUCTION

This modern well presented three bedroom semi detached property is situated in the popular village of Waddington with a wealth of amenities. The property briefly comprises; entrance hall, lounge, downstairs WC, kitchen/diner with French doors opening out onto the garden, to the first floor there are three bedrooms, en suite shower room and family bathroom.

LOCATION

Waddington is a popular Cliff Village within the North Kesteven District of Lincolnshire and is situated approximately four miles South of Lincoln. The Village offers a wide range of amenities to include a local shop, supermarket, beautician, barber, hairdresser, takeaways, primary school, public houses, village church, village hall and playing field. There is primary and secondary schooling close by. Waddington has easy access to Lincoln City Centre and towards Grantham where there is access to the mainline train station to London and the A1. There is also a regular bus service.

OUTSIDE

To the front there are two car parking spaces, mature planted beds and side pedestrian access to the rear of the property.

To the rear there is a enclosed garden which is primarily laid to lawn with a patio seating area ideal for alfresco entertaining. The garden can be accessed from the uPVC French doors in the kitchen/diner.

ACCOMMODATION

Entrance Hall

Carpet, stairs rising to first floor landing, ceiling light, built in storage cupboard.

Lounge

Carpet, uPVC double glazed window to front, front feature wood paneling, ceiling light, radiator.

Downstairs WC

Tiled flooring, radiator, low level WC, pedestal wash hand basin, radiator, ceiling light, extractor, tiled splashbacks.

Kitchen/diner

Tiled flooring, ceiling light, understairs storage cupboard, recessed ceiling lights, range of wall and base units, integrated washing machine, dishwasher, fridge freezer, oven, four ring gas hob, stainless steel sink and drainer, roll top work surfaces over, uPVC double glazed window to rear, uPVC double glazed French doors to garden.

Landing

Carpet, ceiling light, access to loft space.

Bedroom one

Carpet, uPVC double glazed window to front, radiator, ceiling light, built in double wardrobe.





En suite

Lino flooring, pedestal wash hand basin, low level WC, extractor, tiled splashbacks, uPVC double glazed window to front, heated towel rail, fully tiled shower cubicle fully tiled with electric shower, ceiling light.

Bedroom two

Carpet, radiator, ceiling light, uPVC double glazed window to rear.

Bathroom

Lino flooring, radiator, low level WC, sink in vanity unit, bath with mains shower over, tiled splashbacks, ceiling light, extractor.

Bedroom Three

Carpet, uPVC double glazed window to rear, ceiling light, feature paneling.

METHOD OF SALE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

Rating: B

COUNCIL TAX BAND

Band: B

North Kesteven District Council

SERVICES

Mains gas, electric water and drainage.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of May 2025.

ADDITIONAL INFORMATION

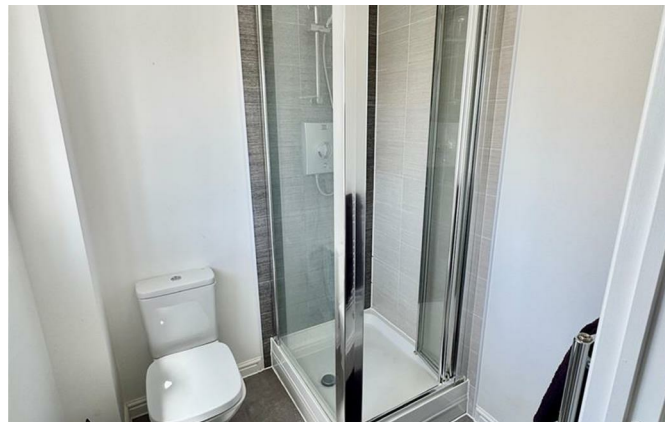
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BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

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