



Waterloo Paddock, Leadenham Lincoln LN5 0QW

welcome to

Waterloo Paddock, Leadenham Lincoln

An exceptional and extensively extended detached home offering stylish, versatile living with stunning countryside views. Featuring spacious reception areas, a luxurious principal suite, generous garden, ample parking and a garage/workshop, all within the sought-after village of Leadenham.



Entrance Hall

Having a radiator, LVT flooring and door leading to the garage.

Lounge

Featuring an electric fire, TV point, two radiators and bay window to the front.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, integrated oven, hob, integrated Bosch microwave, plumbing for dishwasher, space for fridge freezer, wine cooler, radiator, LVT flooring, door to the rear, windows to the rear and side.

Dining/Family Room

Being open plan with log burner, LVT flooring, TV point, sliding doors to the rear and three windows to the side.

Cloakroom

Fitted with a wash hand basin, WC, LVT flooring, radiator, cupboard and window to the side.

First Floor Landing

Having access to the loft.

Bedroom One

There is a walk-in wardrobe/dresser, radiator and window to the front.

Ensuite

Fitted with a shower cubicle, wash hand basin with storage below, WC, heated towel rail, vinyl flooring and window to the rear.

Bedroom Two

Having a built-in wardrobe, further storage cupboard, radiator, windows to the front and side.

Bedroom Three

There is a built-in cupboard, radiator and window to the rear.

Bedroom Four

Having a radiator and window to the front.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, tiled flooring and window to the side.

Outside Front

To the front of the property there is a gravelled driveway and gated side access to the rear garden.

Integral Garage

Having electric door, power, work bench and door to the rear.

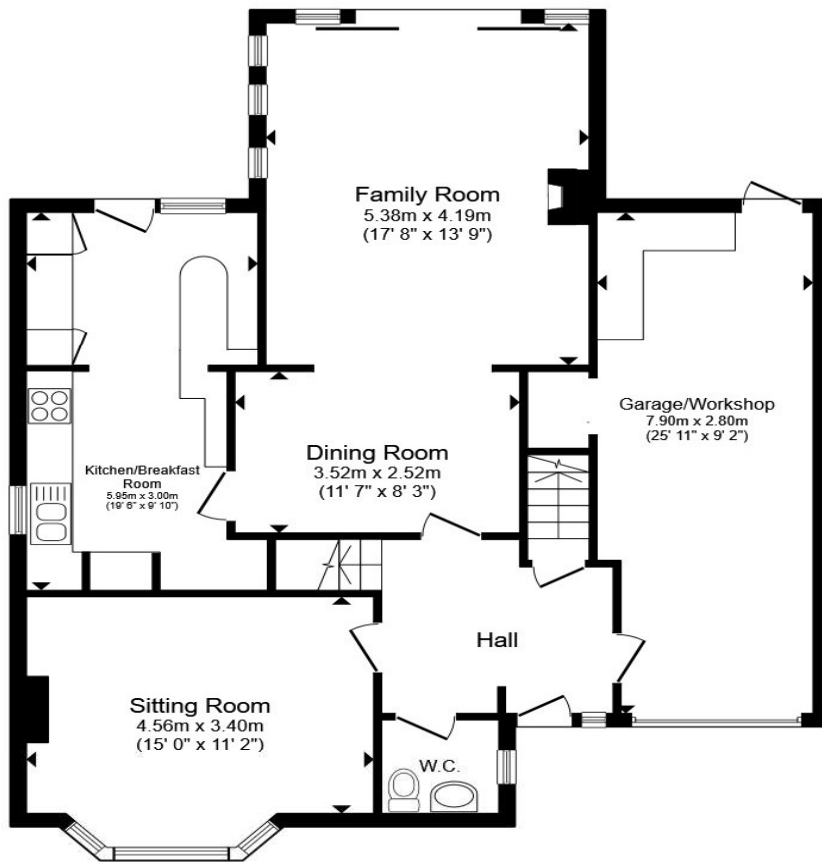
Rear Garden

The fully enclosed rear garden has two patio seating areas and shed.

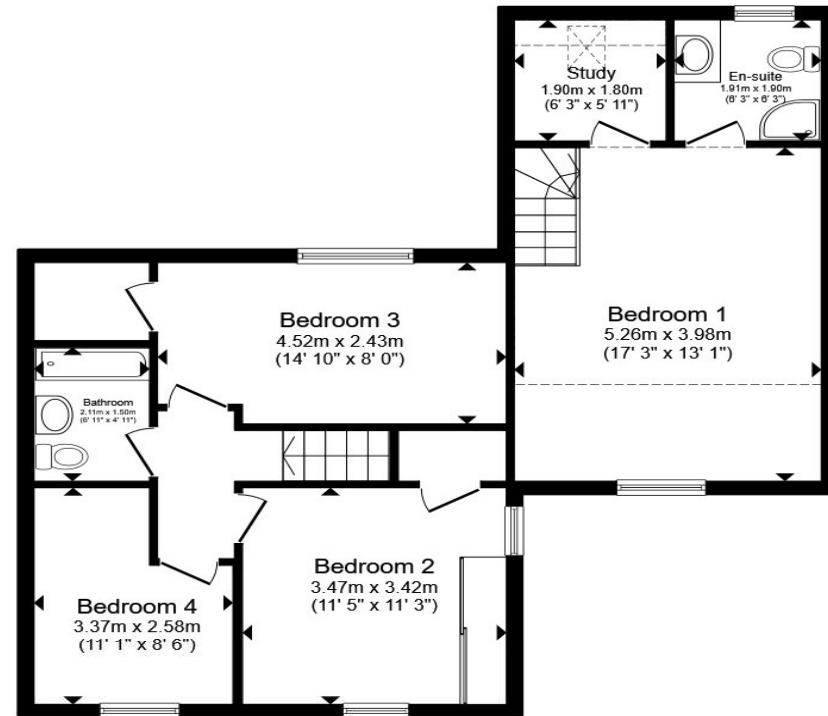


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Ground Floor



First Floor

Total floor area 175.5 m² (1,889 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Waterloo Paddock, Leadenham Lincoln

- "Turn-key" home in the popular village of Leadenham
- Heavily extended offering eye catching views
- Four double bedrooms with stunning master bedroom
- Generous size plot with open fields to the side
- THIS IS A MUST VIEW!!!

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH113301 - 0003

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william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)