



Rowan Road, Waddington LINCOLN LN5 9BS

welcome to

Rowan Road, Waddington LINCOLN

Situated within the well serviced and popular village of Waddington is this well presented and spacious semi-detached home, boasting ample off road parking, carport, fitted kitchen, three well-proportioned bedrooms, an enclosed rear garden, conservatory.



This spacious and well presented three bedroom semi-detached house is situated within the popular village of Waddington, enjoying local access to a range of amenities such as shops, eateries and parks as well as transport links and schooling. The property in brief comprises: entrance hall, spacious lounge/diner, fitted kitchen, conservatory, three bedrooms and a family bathroom. Outside, this property benefits from a generous driveway to the front providing off road parking for multiple vehicles, a carport and access to the front door. To the rear is a fully enclosed garden which is mainly laid to lawn with a decking area ideal for seating and an area of hardstanding. Early internal viewing is strongly recommended to appreciate this property in full.

Entrance Porch

Entrance Hall

Lounge / Diner

Kitchen

Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Irregular Shaped Room x (x)



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welcome to

Rowan Road, Waddington LINCOLN

- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE/DINER & CONSERVATORY
- SOUGHT AFTER VILLAGE LOCATION
- WELL-PROPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124218 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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