

***COLE AVENUE,  
WADDINGTON, LN5 9TF***



***£195,000***

***Located at the head of this small cul-de-sac within this new development, an immaculate and well presented Two Bedroom Terraced House with Fully Enclosed Gardens and Two Parking Spaces. The property is close to the centre of this popular and well served village which is also convenient for the City of Lincoln and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Kitchen, 15'1 x 14'1 Lounge Diner with French doors to the garden, Two Double Bedrooms and Bathroom. The Rear Gardens also have pedestrian access and viewing is highly recommended***

**Directions:**

Travelling South from Lincoln on the A607, at Bracebridge Heath turn right at the traffic lights into Grantham Road and proceed towards Waddington. Continue over the next set of traffic lights and take the second turning on the left into Cole Avenue. The property is located on the left hand side.

Entrance door provides access to the Hall having radiator,

**Cloakroom:**

Having low level w.c, pedestal hand washbasin with mixer tap, radiator and tiled splashbacks.

**Kitchen: 3.05m (10'0") x 1.90m (6'3")**

Having range of wall and base units, worktop, tiled splashbacks, built-in oven, inset gas hob, cooker hood, inset sink with monobloc tap, integrated fridge freezer, integrated dishwasher, Kick Space heater, plumbing for washing machine and tiled floor.

**Lounge Diner: 4.57m (15'0") x 4.29m (14'1") max**

Being 'L' shaped and having French doors to the garden, understairs cupboard and two radiators.

Stairs from the hall provide access to the **First Floor Landing** having loft access and radiator.

**Bedroom 1: 4.27m (14'0") x 2.79m (9'2")**

Having radiator.

**Bedroom 2: 4.29m (14'1") x 2.84m (9'4")**

Having radiator and built-in cupboard.

**Bathroom:**

Having pedestal hand washbasin with mixer tap, low level w.c, bath with mixer tap and mains fed shower over, chrome towel radiator, tiled splashbacks and shaver point.

**Outside:**

There are **Two Parking Spaces** to the front of the property and the **Rear Garden** is laid to lawn and a cold water tap and light are fitted. There is pedestrian access to the rear.



**Cloakroom**



**Kitchen**



**Lounge Diner**



**Bedroom 1**



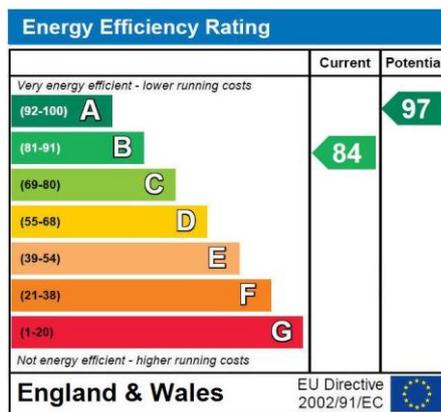
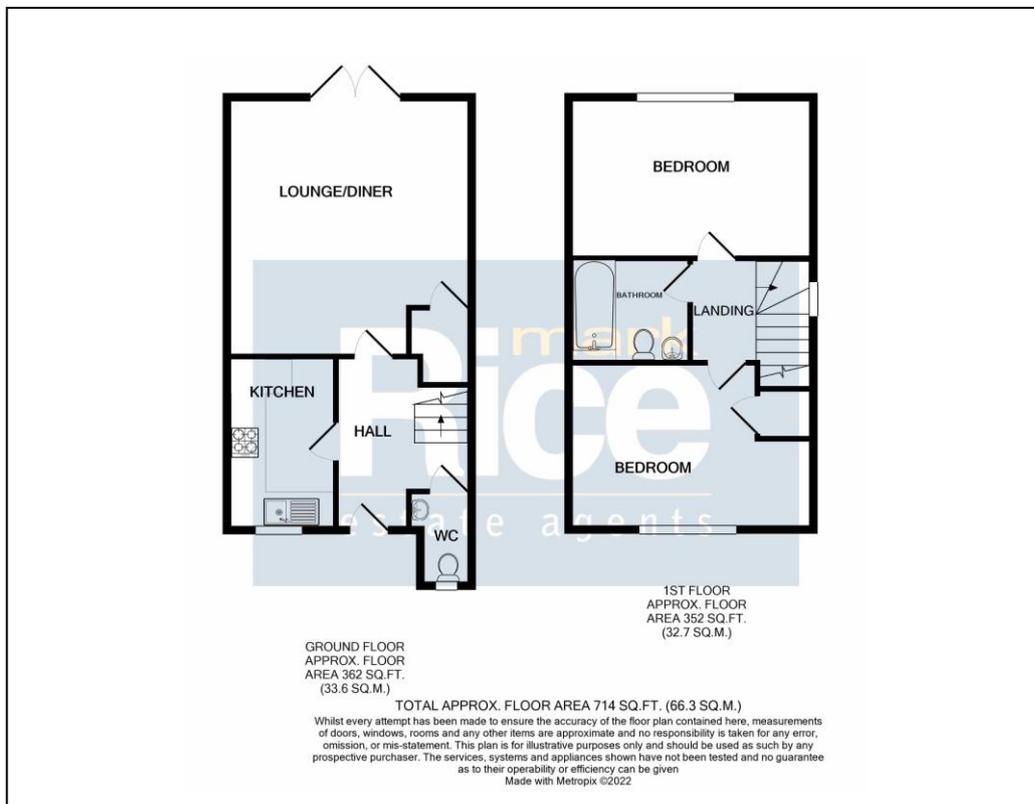
**Bedroom 2**



**Bathroom**



**Rear Garden**



**Agents Note:**

*These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:**

*Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:**

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 30/5/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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