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Price Guide
£320,000

EPC Rating: TBC

Oakdene, The Green

Waddingham, Gainsborough, North Lincolnshire, DN21 4SX
2 Bedroom Detached Bungalow



- ✓ A TRADITIONAL SEMI-DETACHED BUNGLOW
- ✓ POPULAR RESIDENTIAL AREA
- ✓ FINE MAIN LIVING ROOM & REAR CONSERVATORY
- ✓ ATTRACTIVE FITTED KITCHEN & UTILITY ROOM
- ✓ FITTED SHOWER ROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN

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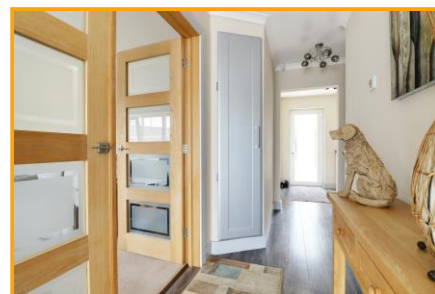
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A beautifully presented and well appointed modern detached bungalow having been largely extended creating a stunning home positioned within the highly desirable semi-rural village of Waddingham. The immaculate accommodation comprises, central reception hallway, fine front living room, quality fitted dining kitchen that leads to a pleasant side sunroom, matching utility/rear entrance, feature master bedroom, second double bedroom with fitted furniture and a luxury shower room. The front enjoys excellent open views over the village green with a block laid driveway providing additional parking to the side driveway that allows that allows direct access to a detached garage. The rear garden is perfect for entertaining with a large flagged private seating area, manageable raised borders and a timber framed patio leading to a feature bar area.



CENTRAL ENTRANCE HALLWAY

Enjoys front uPVC double glazed entrance door with frosted glazing and adjoining side lights, high quality luxury vinyl flooring, fitted storage cupboard, wall to ceiling coving, loft access, underfloor heating with wall mounted programmer and internal oak glazed French doors lead through to;

FINE FRONT LOUNGE

Measures approx. 5.06m x 3.64m (16' 7" x 11' 11"). Enjoying a front uPVC double glazed window with fitted blinds and oak sill, wall to ceiling coving and TV point.



REAR ENTRANCE / UTILITY

Measures approx. 1.98m x 2.11m (6' 6" x 6' 11"). Enjoying a rear uPVC double glazed entrance door with frosted glazing allowing access to the garden with matching rear window. The utility enjoys an extensive range of ivory coloured woodgrain effect matching low level units, drawer units and wall units with brushed aluminum style pull handles with a complementary granite worktop with matching uprising and incorporates a square inset wash hand basin with chrome block mixer tap and has plumbing beneath for a free standing automatic washing machine and dryer, continuation of luxury flooring with underfloor heating, a wall mounted programmer and open access through to;



STUNNING FITTED DINING KITCHEN

Measures approx. 5.53m x 3m (18' 2" x 9' 10"). Enjoying twin rear woodgrain effect uPVC double glazed windows. The kitchen enjoys an extensive range of ivory finished woodgrain effect shaker style low level units, drawer units and wall units with brushed aluminum style pull handles, integral appliances and with a feature granite top with matching uprising and windowsills incorporating a one and a half bowl sink unit with drainer to the side and chrome block mixer tap, space for a Range cooker with broad overhead canopied extractor with down lighting, space and plumbing for an American style fridge freezer and wine cooler, quality luxury vinyl flooring with underfloor heating with wall mounted programmer, TV Point and internal woodgrain effect uPVC double glazed French doors leading through to;



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PLEASANT SIZE GARDEN ROOM

Measures approx. 3.51m x 3.64m (11' 6" x 11' 11"). Enjoying dwarf walling with granite sills and above woodgrain effect uPVC double glazed window and matching rear French doors allowing access to the garden, PVC clad finish to the ceiling with inset ceiling spotlights, continuation of flooring, underfloor heating, matching base units to the kitchen with above granite tops.

FRONT MASTER BEDROOM 1

Measures approx. 3.61m x 5.42m (11' 10" x 17' 9"). Enjoying a front uPVC double glazed picture window, feature vaulted ceiling, TV point, air conditioning unit, inset ceiling spotlights and underfloor heating.



DOUBLE BEDROOM 2

Measures approx. 3.65m x 2.5m (12' 0" x 8' 2"). Enjoying a side wood effect uPVC double glazed window with granite top, a fully fitted bank of wardrobes with sliding fronts, inset ceiling spotlight, underfloor heating with wall mounted programmer.



QUALITY SHOWER-ROOM

Measures approx. 3.08m x 2.22m (10' 1" x 7' 3"). Enjoying a rear uPVC double glazed window with inset pattern frosted glazing with fitted blinds, a four piece suite comprising low flush WC, his and hers squared wash hand basin set within a granite top with feature chrome mixer taps and extensive storage beneath, recessed display shelving with mirror backing, a walk in shower cubicle with rainwater overhead shower set within a clad ceiling with down lighting, tiling to walls and large glazed screen, fully tiled walls, large chrome towel rail, PVC clad ceiling with inset ceiling spotlights.

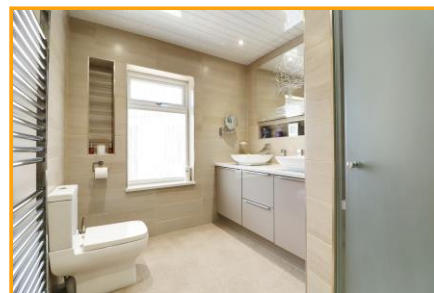


GARAGE

The property benefits from a modern brick built detached garage with internal power and lighting with entry via an up and over front door, side personal door and window.

GROUNDS

The property enjoys beautiful, landscaped gardens with the front enjoying an excellent view across The Green and enjoying a stone front and side boundary. The front enjoys a generous block paved driveway providing sufficient parking for a number of vehicles and providing a low maintenance garden with block raised planted flower bed. To the side of the property there is a manageable sized lawned garden with adjoining block pathway to gate access leading to the rear and to a further tarmac laid driveway providing parking and access to the garage. The rear garden enjoys an excellent degree of privacy having a large wrap around flagged seating area with brick raised fully stocked flower and shrub borders.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has a gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors.

** IMPORTANT **

PURCHASE PROCEDURE

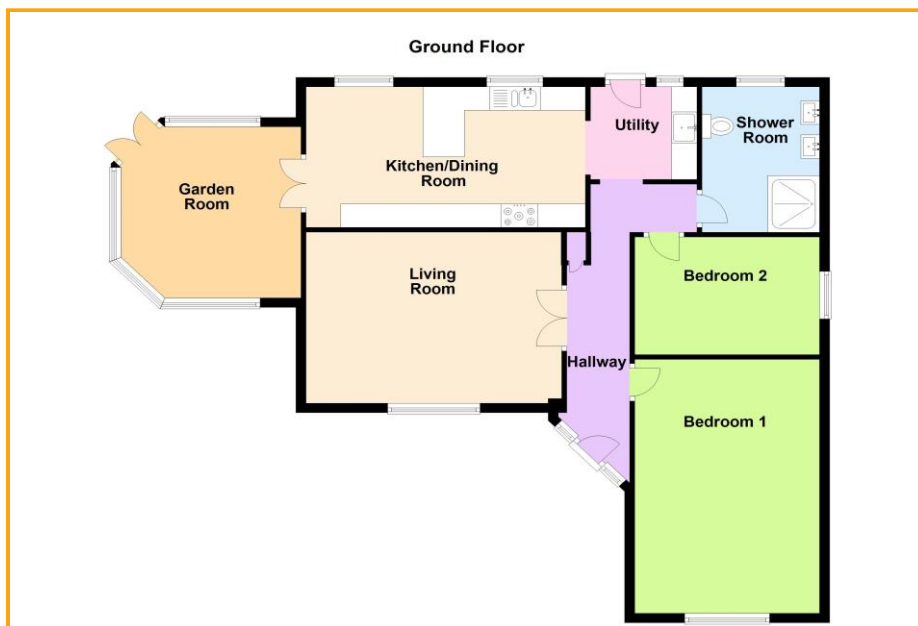
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