



1 The Malt Kiln

Rectory Lane, Waddington, Lincolnshire. LN5 9RS

BELL



1 The Malt Kiln

Waddington

NO ONWARD CHAIN! This is a three storey, end terrace conversion, forming the left-hand property within a terrace of three. Traditional brick construction with character detailing having a designated parking area in front of the property and main view over the recreation park.

Accommodation comprises; First Floor: entrance hall, kitchen, utility, cloakroom; First Floor: three bedrooms, bathroom; Second Floor: feature vaulted lounge with brick fireplace; with gas central heating throughout. Recently installed uPVC windows and replacement front door. Note: Covenant in planning conditions, rear windows cannot be opened – new installation adheres to this.

ACCOMMODATION

Entrance Hall accessed via front entrance door beneath Storm Porch; carpeted flooring, staircase to first floor with timber balustrade and radiator. Door through to:

Kitchen having window providing natural light, a range of wall and base units in traditional style finish, complementary laminate work surfaces with tiled splash backs, inset four ring gas hob with electric oven below, stainless steel sink with drainer. Wood effect flooring, gas-fired boiler housed within kitchen cabinetry, fitted water filtration system installed, space for freestanding appliances, recently replaced integrated refrigerator, and exposed brick breakfast bar subtly defining space. Doors to inner lobby/cloakroom and to:

Utility Room having additional work surface area with inset stainless steel sink, space and plumbing for washing





machine and further appliances. Continuation of flooring, wall mounted storage units and radiator.

Inner Lobby & Cloakroom a small lobby space connecting utility to cloakroom, with deep under-stairs storage cupboard located opposite.

Cloakroom fitted with low-level WC, wall-mounted wash hand basin and wood effect flooring.

First Floor- Landing with timber balustrade overlooking stairwell, exposed structural beams visible at landing level, central hanging pendant light fitting and lighting behind beams. Staircase up to second floor, doors to:

Principal Bedroom located at end-terrace corner position having dual aspect windows facing north and east; a well proportioned double bedroom, exposed timber beams with integrated feature lighting behind beams, carpeted flooring, decorative brick corbel detailing, recessed built-in storage cupboard, radiator

Bedroom 2 with easterly aspect; carpeted flooring, exposed timber beams with integrated feature lighting behind beams and radiator. Also suitable for a nursery or home office

Bedroom 3 being slightly larger than bedroom 2 having dual aspect with windows facing south and east providing natural light; exposed timber beams with integrated feature lighting behind beams, Decorative brick accents, carpeted floor and radiator.

Shared Family Bathroom having panelled bath with shower over and marble-effect wall panelling surrounding bath area, glazed shower screen over, pedestal wash hand basin and low level WC. Wood-effect flooring, exposed timber beams with integrated feature lighting behind beams, extractor vent.

Second Floor

Vaulted Lounge occupying the entire top floor of the property with open balustrade stairwell with timber handrail overlooking the level below, substantial vaulted ceiling with exposed structural timber trusses and cross beams, large full-width horizontal beam running centrally





through the room, exposed uprights and angled roof supports creating a dramatic architectural feature.

Painted ceiling between beams enhancing contrast with natural timber, solid wooden floorboards throughout, brick-built fireplace positioned along one wall with timber mantle, raised brick hearth extending laterally to form additional display ledge and decorative inset electric fire. Dual aspect windows providing strong natural light with windows facing north-east and south; large east-facing window allowing excellent morning light, arched window reveals consistent with the building's conversion style. Rooflights positioned within the vaulted ceiling adding further natural light, radiator, ceiling fan and pendant lighting suspended from beams at varying heights.

THE AREA

Waddington is well known as being the home of one of the UK's largest RAF airbases. The village offers a very good range of amenities that include, primary schools, doctor's surgery, supermarket, post office, newsagents/village store, public houses, a variety of takeaways, and more. The nearby historic City of Lincoln provides an excellent range of shopping and social facilities. At the neighbouring village of Bracebridge Heath there is access to the new Lincoln Eastern Bypass and now provides good quick access to the eastern suburbs of the city, as well as to routes north up to the M180 and east into the heart of the county and the Lincolnshire Wolds. There are good road connections south from the village to a number of other RAF bases in the region, Sleaford and Grantham.



North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office

43 Silver Street, Lincoln. LN2 1EH.

Tel: 01522 538888

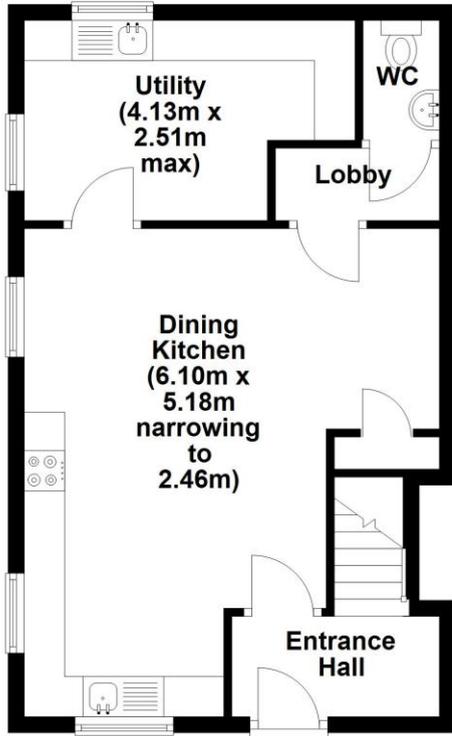
Email: lincoln@robert-bell.org;

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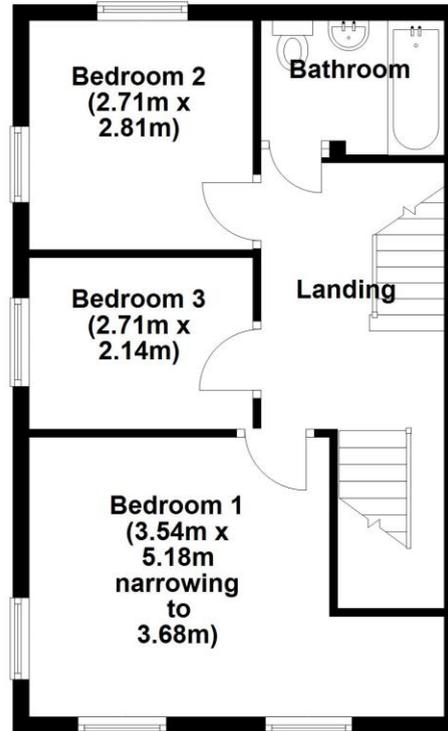
Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



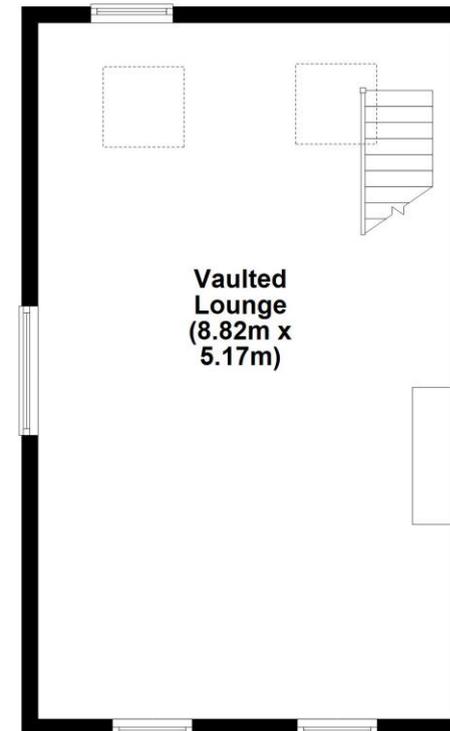
First Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Second Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 133.0 sq. metres (1431.7 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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