



11 The Sydings  
Waddington, Lincoln, LN5 9PX

£575,000

## 5 Bedroom Detached House

- Freehold
- Detached House
- Well Presented Accommodation Throughout
- 4 Bedrooms & En-Suite To The Main
- Open Plan Kitchen/Family Room
- Off Road Parking & Garage
- One Bedroom Annexe / Air Bnb
- Built by Reputable Builder Peter Sowerby in 2019
- EPC Rating - B, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 11 The Sydings, Waddington, Lincoln, LN5 9PX](#)



## Overview

Executive Detached house with a One Bedroom Annex which currently serves as a successful Air BnB.

Internally, the principal accommodation briefly comprises of an Entrance Hall, Downstairs WC, Lounge, Dining Room, Open Plan Kitchen/Family Room, Utility, First Floor Landing, Four Bedrooms, En-Suite to Main and a Family Bathroom.

Externally, the property boasts ample off road parking to the front which sweeps up to the garage. The rear garden is low maintenance and professional landscaped, all of which is fully enclosed. The annex is currently divided into two parts which consists of a One Bedroom AirBnb with its own Shower Room and Kitchenette. In addition, there is a Gym/Dojo which could easily be incorporated as an Open Plan Living/Kitchen Area for the Annex (subject to any relevant permissions). Viewings are highly advisable to fully appreciate not only the standard of accommodation, but also the unique opportunity being offered for sale.

The property is located with lower Waddington, which is a popular village to the South of Lincoln. The village itself offers a wide range of local amenities including schools, shops and public houses and there are regular bus services into Lincoln and Grantham.



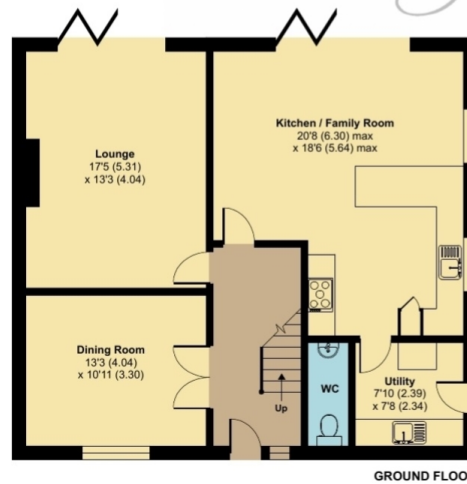
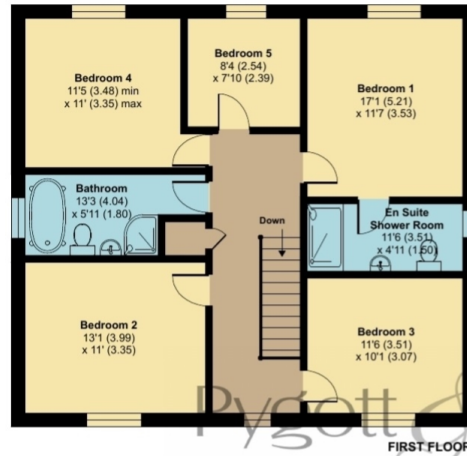


# The Sydings, Waddington, Lincoln, LN5



Approximate Area = 1886 sq ft / 175.2 sq m  
 Garage = 268 sq ft / 24.8 sq m  
 Outbuilding = 801 sq ft / 74.4 sq m  
 Total = 2955 sq ft / 274.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Pygott & Crone. REF: 1214148



## Location



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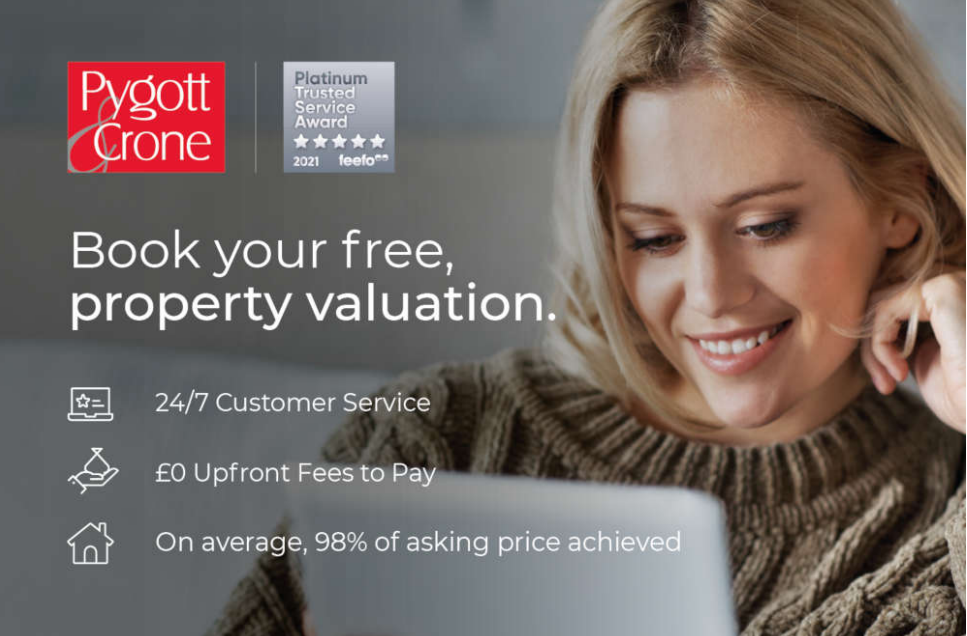
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is on the market with our Lincoln branch

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