



19 Mettam Road
Waddington, Lincoln, Lincolnshire, LN5 9SD

£350,000

4 Bedroom Detached House

- Freehold
- Modern detached house
- Four bedrooms
- Ensuite
- Kitchen-diner
- Cinema room
- Immaculately presented
- Sought after village location
- EPC Rating - B, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 19 Mettam Road, Waddington, Lincoln, Lincolnshire, LN5 9SD](#)



Overview

Situated in the highly desirable village of Waddington, this beautifully presented four-bedroom detached home offers an ideal combination of modern family living and stylish design. From its spacious layout to the professionally converted garage-turned-cinema room, every detail of this property has been finished to a high standard.

The property is ideally positioned to enjoy attractive open views to the front. Internally, you'll find a bright and welcoming hallway that leads into a spacious living room – an ideal space to relax with family and friends. To the rear of the house there's a modern open-plan kitchen and dining area, benefitting from modern fitted appliances. The downstairs layout is completed by a conveniently located W/C.



One of the real highlights of this home is the garage that has been thoughtfully converted into a stylish cinema room, with full council approval, offering a unique and versatile space for entertainment or relaxation. Although currently set up as a cinema room, making it a fantastic spot for film nights, it could just as easily be used as a playroom, snug, or home office depending on your needs.

Upstairs, there are four good-sized bedrooms, all tastefully decorated. The main bedroom comes with its own en suite shower room and fitted wardrobes, with a stylish family bathroom to serve the other bedrooms – ideal for families or visiting guests.

Externally, the property offers a driveway for off-road parking and a private rear garden – perfect for families and entertaining guests. In addition to this you further benefit from shared parking spaces to the front, that could be used for family or guests alike. With seven years remaining on the NHBC warranty and within easy reach of local amenities, excellent schools, and commuter links, it makes a superb choice for families or professionals alike.

Agents Note: The property is accessed via a private road.

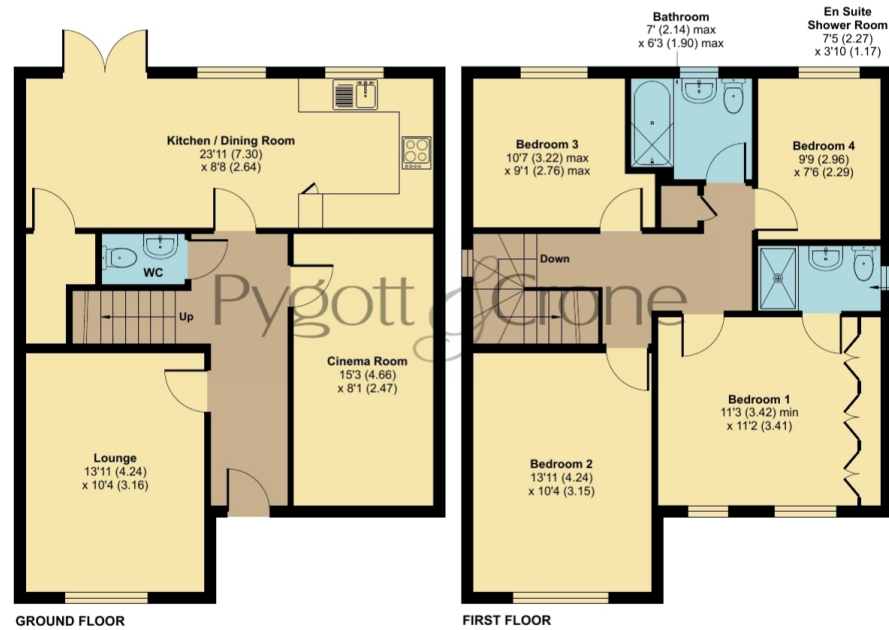




Mettam Road, Waddington, Lincoln, LN5

Approximate Area = 1276 sq ft / 118.5 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). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1344823



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