



44 Station Road
Waddington, Lincoln, Lincolnshire, LN5 9QN

£625,000

3 Bedroom Detached House

- Freehold
- Excellent plot with mature gardens
- Substantial parking with double garage
- Offers superb living space throughout
- Three bedrooms
- Five Reception Rooms
- Highly sought after location
- Traditional double bay fronted home
- No Onward Chain
- EPC Rating - C, Council Tax Band - F

[Click here to access the Energy Performance Certificate for 44 Station Road, Waddington, Lincoln, Lincolnshire, LN5 9QN](#)



Overview

Occupying a generous plot, prominent position and set well back from the road, this beautifully maintained three-bedroom detached home offers spacious and highly versatile accommodation. Although the property is adjacent to the North Hykeham Relief Road which is currently under construction, it will benefit from being situated at the end of a cul de sac, once the work is complete.

The accommodation has been immaculately cared for throughout and offers an abundance of flexible living space. The ground floor features five reception rooms, providing ample possibilities for modern family life. Whether used as formal living and dining rooms, a snug, home office, playroom or hobby room, the layout can be tailored to suit a wide range of requirements.

Upstairs, the spacious main bedroom benefits from a dressing room and ensuite shower room. Two further well-proportioned bedrooms are served by a family bathroom.



Approached via a long private driveway, the property enjoys an attractive frontage with ample off-road parking and a detached double garage. The generous and well kept gardens to both the front and rear provide an excellent space for a variety of uses. Offering fantastic privacy and ample space to enjoy, the garden provides a practical extension of the home and well suited to the needs of a growing family.

Station Road is one of Waddington's most established and sought-after addresses, conveniently positioned within easy reach of the village's excellent range of amenities, including shops, cafés, pubs, schools and everyday services. The nearby A607 provides straightforward access to Lincoln and the surrounding villages, with the Lincolnshire countryside right on the doorstep.

Combining traditional character with generous living space, a superb plot and exceptional presentation throughout, this is a wonderful home that will appeal to a wide range of buyers.







Station Road, Waddington, Lincoln, LN5

Approximate Area = 3405 sq ft / 316.3 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1485342



Location



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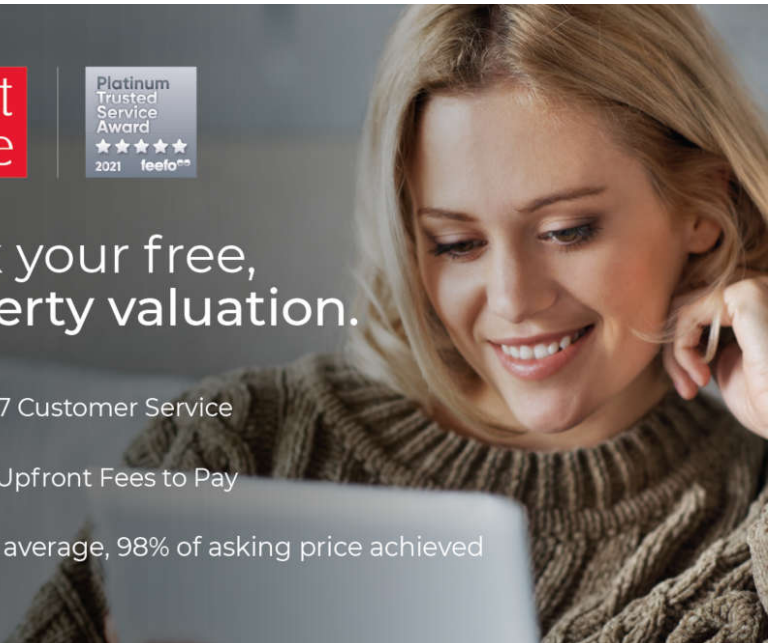
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