



**2 The Paddocks, Waddingham,  
Gainsborough, DN21 4SG**



Book a Viewing!

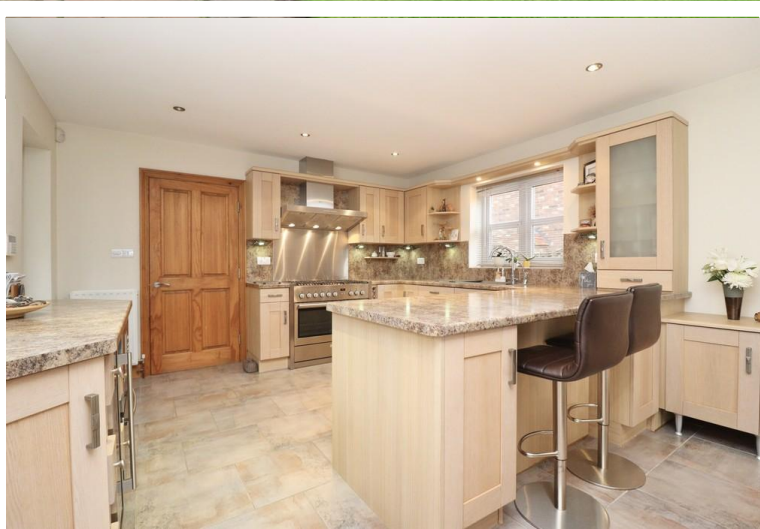
**£550,000**

This detached, three-storey house is located in a quiet and private cul-de-sac. It has been designed and built by the current owners, providing versatile living accommodation suitable for a variety of needs. The property comprises six Bedrooms, with four situated on the First Floor with an En-suite to the main Bedroom and two on the Second Floor with an additional En-Suite as well a Family Bathroom with a luxury suite. The top floor is ideal for older children or a relative, offering a Bedroom along with a separate Sitting Room and Shower Room. The Ground Floor features a large double-aspect Lounge, a Study/Office, WC and a Utility Room. The spacious Kitchen Diner has a high quality fitted kitchen with NEFF integrated appliances, space for a large dining table and overlooks the garden. Additional features include a driveway that provides ample parking and a detached double garage. The gardens are immaculately maintained and the interior of the property is presented to a high standard. This property is situated in a quiet village, offering good access to Market Rasen, Lincoln, and Gainsborough, making it convenient for local amenities and transport links.





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### **SERVICES**

Mains electricity, water and drainage. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### **LOCATION**

Waddingham is a picturesque semi-rural village benefitting from a beautifully designated Village Green and Beck, with other noteworthy features such as the Church of St Mary and St Peter, Methodist Chapel, Waddingham Primary School (Ofsted Rated - 'Good' ) and the Jubilee Village Hall. Waddingham is also within easy reach of good commuting links approx. 1.5 miles from the A15 and is conveniently located approx. 16 miles from Lincoln, 8 miles from Brigg and 10 miles from Scunthorpe.





#### ENTRANCE HALL

With composite external door, UPVC double glazed window, laminate flooring, under stairs storage cupboard and radiator.

#### LOUNGE

19' 7" x 13' 0" (5.97m x 3.96m), with UPVC double glazed window, UPVC double glazed double doors with windows overlooking the rear garden and radiator.

#### STUDY

11' 4" x 9' 9" (3.45m x 2.97m), with UPVC double glazed window, laminate flooring, fitted desk and cupboard space and a radiator.



#### WC

With low level WC, wash hand basin and radiator.

#### UTILITY ROOM

9' 6" x 6' 7" (2.9m x 2.01m), with UPVC double glazed window, tiled flooring, base unit with work surface over, tiled splashback, stainless steel sink unit and drainer, plumbing and spaces for washing machine and tumble dryer, space for freezer and radiator.

#### KITCHEN/DINER

22' 6" x 12' 11" (6.86m x 3.94m), with three UPVC double glazed windows, external door and double doors to the rear garden, tiled flooring, radiator, fitted with a range of wall, base units and drawers with work surfaces over, matching splashbacks, Neff range cooker with extractor fan over, composite sink unit and drainer with instant hot water tap, integrated microwave, warming drawer, wine cooler, dishwasher and fridge.



#### FIRST FLOOR LANDING

With UPVC double glazed window, stairs to the second floor and radiator.

#### BEDROOM 1

19' 7" x 13' 0" (5.97m x 3.96m), with two UPVC double glazed windows, fitted wardrobes and radiator.



#### EN-SUITE

7' 2" x 6' 6" (2.18m x 1.98m), with UPVC double glazed window, tiled flooring, low level WC, wash hand basin with cupboard space below, shower cubicle, heated towel rail and extractor fan.

#### BEDROOM 2

12' 11" x 11' 5" (3.94m x 3.48m), with UPVC double glazed window and radiator.

#### BEDROOM 3

11' 6" x 9' 9" (3.51m x 2.97m), with UPVC double glazed window and radiator.





#### BEDROOM 4

11' 3" x 10' 0" (3.43m x 3.05m), with UPVC double glazed window and radiator.

#### BATHROOM

10' 9" x 8' 5" (3.28m x 2.57m), with UPVC double glazed window, tiled flooring, low level WC, wash hand basin with cupboard space below, bath with shower cubicle, heated towel rail, extractor fan and a cupboard space housing the hot water cylinder.

#### SECOND FLOOR LANDING

With Velux window, access to eaves storage and radiator.



#### BEDROOM 5

11' 11" x 11' 4" (3.63m x 3.45m), with UPVC double glazed window and radiator.

#### EN-SUITE

With laminate flooring, low level WC, wash hand basin with cupboard space below, shower cubicle, heated towel rail and extractor fan.

#### BEDROOM 6

11' 8" x 11' 3" (3.56m x 3.43m), with UPVC double glazed window, laminate flooring and radiator.



#### OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing ample off road parking which also gives access to the detached double garage. To the rear of the property there is a lawned garden with a range of shrubs and trees and a patio seating areas. The area behind the garage offers a small storage space and there is paved access to the adjacent side of the property leading to the front.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

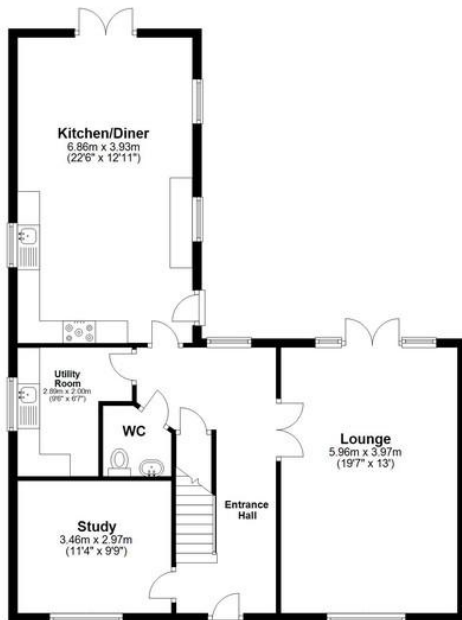
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a snot verified.

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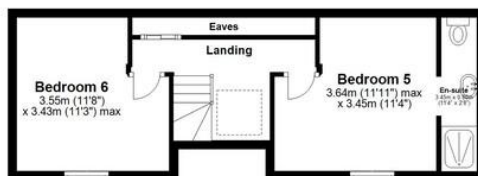
**Ground Floor**  
Approx. 86.3 sq. metres (928.9 sq. feet)



**First Floor**  
Approx. 87.1 sq. metres (937.1 sq. feet)



**Second Floor**  
Approx. 34.4 sq. metres (370.5 sq. feet)



**Total area: approx. 207.8 sq. metres (2236.5 sq. feet)**  
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.  
Mundys Estate Agents  
Plan produced using PlanUp.





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**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.