



1 The Poplars, Brandywharf
Gainsborough

MOUNT & MINSTER

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Gainsborough

- Solar panels and air source heat pump system
- Ample off road parking
- Semi detached
- Generous entertainment lounge
- Three bedrooms
- Two bathrooms
- Living/dining room
- Kitchen
- Enclosed rear garden

INTRODUCTION

This delightful cottage located just outside the semi rural village of Waddingham offers flexible living accommodation and briefly comprises entrance hall, kitchen, living/dining room, generous entertaining lounge, downstairs shower room, and bedroom. To the first floor and original part of the cottage a further two bedrooms and family bathroom can be found. The generous entertaining lounge provides access to the rear patio with a brick built pizza oven and provides access to a purpose built outhouse which has power. electric and plumbing to house a hot tub, making this the ideal space for alfresco dining and entertaining.

OUTSIDE

Secure metal gates provide access to driveway which provides ample off road parking, There are lockable, brick built stores providing uses including log and bicycle storage.

To the rear of the property there is a good sized patio area with pergola ideal for alfresco dining and entertaining with a brick built pizza oven, There is a further fenced garden area which is primarily laid to lawn with mature shrubs, vegetable patch, garden shed and greenhouse, there is also a further outbuilding with power, light and plumbing for a hot tub.

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.

ACCOMMODATION

Entrance hall

Double glazed doors on the front porch open to a solid oak front door leading into the tiled entrance hall. This spacious area joins the original house to the fabulous extension. A further set of double glazed oak french doors leads into a second porch through double glazed exterior french doors and on to the patio area.

Inner hallway

Tiled flooring, radiator, ceiling lights, access to loft space with pull down ladder, built in storage cupboard, further built in storage cupboard/utility housing washing machine, dryer and tall fridge freezer.

Kitchen

Laminate flooring, range of wall and base units with roll top work surfaces over, tiled splashbacks, space and plumbing for fridge, freezer and dishwasher, integrated appliances include Bosch double electric oven and a Siemens halogen hob with extractor over. A stainless steel Franke sink and drainer sits under a large double glazed window looking out over the patio and garden area.

Lounge

Part underfloor heating, feature multi-fuel burner sat on a slate hearth, fitted bar area with space underneath for fridge and freezer. The room is wired for surround sound and HDMI cables leading to a projector point enabling a 'plug and play' home cinema system. There are uPVC double glazed french doors leading out under the pergola on the patio.





Open plan living/dining room

Wood laminate flooring, uPVC double glazed windows to front and side, radiator, ceiling light, original fireplace with tiled hearth and surround, wall mounted lights.

Bedroom one

Wooden flooring, double glazed window to front, radiator, ceiling light.

Downstairs Shower room

Tiled flooring, window to front, fully tiled walk in shower cubicle with mains shower over, recessed ceiling lights, extractor, sink in vanity unit, low level WC, radiator.

Bedroom two

Carpet, double glazed window to front, radiator, downlights and a pendant light. Access to loft.

Bedroom three

Carpet, double glazed window over looking the garden, radiator, ceiling light.

Family bathroom

Fully tiled, bath with mains shower attachment over, sink in vanity unit, two double glazed windows to side, radiator, low level WC, radiator.

METHOD OF SALE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

COUNCIL TAX

Band: A

West Lindsey District Council

SERVICES

The property is powered by a 4Kw solar panels used in conjunction with an air source heat pump. The existing FiT rate is 71.85p/kWh and in its current usage the property generates an income for the vendor as well as powering their home. Mains water, private drainage, and mains electricity. The property benefits from a water filter and separate water softener.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of March 2025.

ADDITIONAL INFORMATION

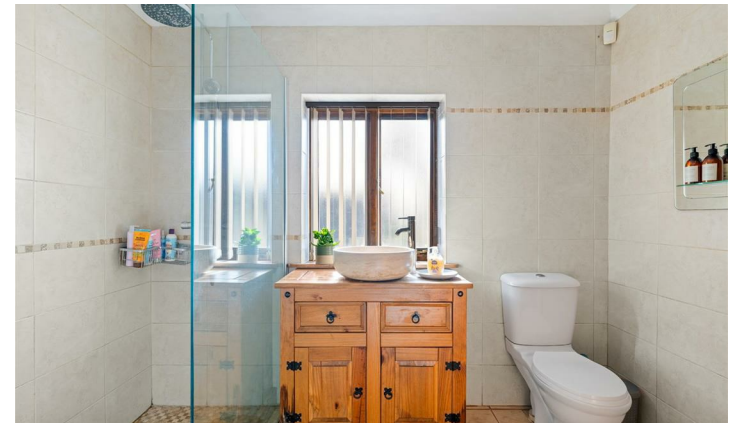
For further details, please contact Ellen Norris at Mount & Minster:

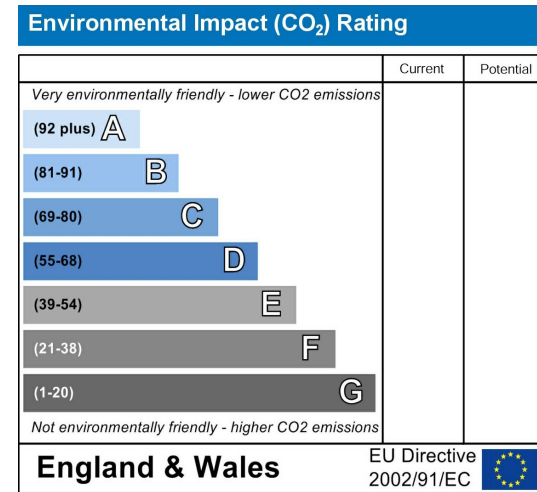
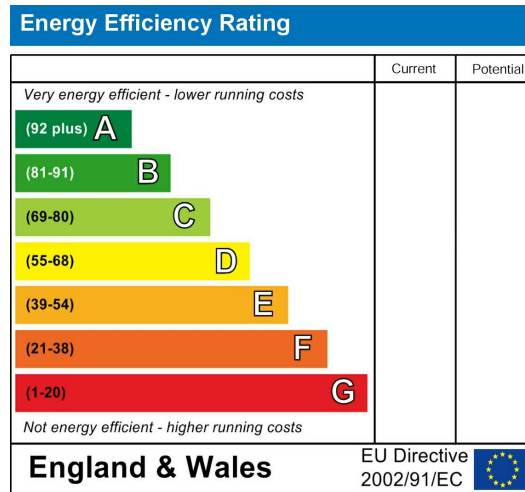
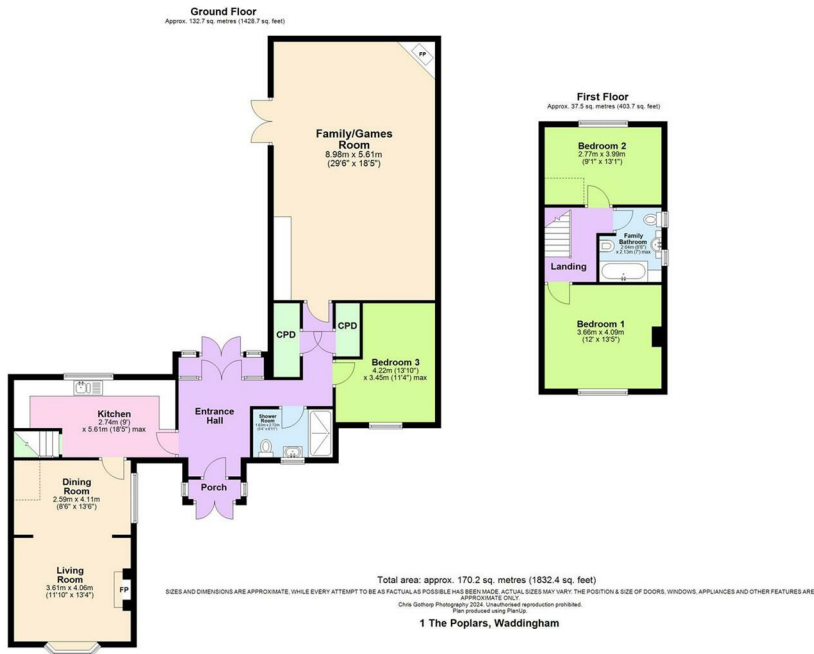
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BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





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