



## Wesley House, The Green

Waddingham, Gainsborough, DN21 4SX

**£525,000**

Situated in an enviable and elevated position with scenic views across the Village Green, Wesley House is a beautifully-presented and extended family home with large grounds of approximately 0.35 Acres STS. The property enjoys not only a generously proportioned South-facing Rear Garden but also has ample off-road parking for multiple vehicles and motorhomes, a Detached Garage and a large Detached Barn/Workshop (13.7m x 5.92m). A much loved family home for many years, the property offers welcoming and spacious family living accommodation that has been greatly improved by the present owners. The accommodation briefly comprises of a Large Reception Hallway, Lounge, Open Plan Living Kitchen Diner with log burner, double doors to the South-facing Rear Garden and a range of quality integral appliances, Utility Room, Cloakroom, Ground Floor Shower Room and a First Floor Galleried Landing leading to the Master Bedroom with En-Suite and Dressing Room, three Double Bedrooms, a Family Bathroom and separate WC. Outside the property's well-established wraparound Gardens offer good-sized formal lawns, well-stocked flowerbeds and borders and various paved patio seating areas.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – E**

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

**TENURE -** Freehold.

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

**DIRECTIONS**

Heading West out of Market Rasen along the A631, continue along for approximately 7 miles through Middle Rasen, West Rasen and Bishopbridge until turning right onto Cross Lane. Continue for approximately 3 miles, turn left at the fork in the road onto B1205 Common Road and follow the lane for approximately 1 mile into the village of Waddingham. The Village Green can be found on the right hand side and Wesley House is situated on the left hand side just after the village Primary School.



## 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

### RECEPTION HALL

With a large uPVC entrance door with inset frosted panels and further complementing frosted side panels, doors to all principal rooms, radiator, ceiling light point and staircase rising to the First Floor.

### LOUNGE

14' 6" x 21' 2" (4.43m x 6.46m), having tri-aspect views provided by large uPVC windows to the front and side elevations, French-style uPVC doors to the rear elevation, two radiators and four wall light points.

### SHOWER ROOM

6' 7" x 7' 1" (2.02m x 2.18m), having tiled flooring, part-tiled walls, corner shower cubicle with aqua-panelling and direct feed shower, WC, towel rail/radiator, vanity wash hand basin with units below, frosted uPVC window to the rear elevation and ceiling light point.

### OPEN PLAN LIVING DINING KITCHEN

A wonderful family and entertaining space with a beautiful modern finish and a range of quality integral appliances.

### LIVING AREA

16' 4" x 11' 7" (4.98m x 3.54m), having wood-effect LVT flooring, large uPVC French-style doors with complementing uPVC side panels to the rear elevation and overlooking the superb South-facing Rear Garden, radiator, ceiling light point and feature fireplace with wood burner.

### KITCHEN AREA

16' 4" x 9' 1" (4.99m x 2.79m), with large central island, contrasting hardwood topped breakfast bar seating area, large granite-finished working area with feature extractor hood above, Neff induction hob and a range of deep pan drawers below, further gloss-finished units and drawers to base level with fitted drinks rack and contrasting granite worksurfaces and upstands above, lighter grey units to eye-level, integral AEG dishwasher, fridge, oven, microwave, grill, American fridge freezer recess, inset recessed sink unit with mixer tap over, large uPVC window to the front elevation enjoying picturesque views across The Green, wood-effect LVT flooring, kickboard feature lighting and door to the Utility Room.



### UTILITY ROOM



6' 1" x 9' 11" (1.86m x 3.03 m), with fitted unit to base level with contrasting work surface above, inset circular sink unit with mixer tap over, spaces for a washing machine and tumble dryer, lighter grey fitted unit to eye-level concealing the wall-mounted gas-fired Worcester Bosch combi boiler, uPVC window and door to the side elevation, wood-effect LVT flooring, radiator, recessed downlighting and door to the Cloakroom.

#### CLOAKROOM

6' 3" x 4' 2" (1.91m x 1.29m), having wood-effect LVT flooring, ceiling light point, radiator, frosted uPVC window to the front elevation and cupboard housing the electrical consumer unit.

#### FIRST FLOOR LANDING

Having uPVC feature window to the rear elevation, ceiling light point, radiator, loft access hatch and doors to all principal First Floor rooms.



#### BEDROOM ONE

13' 3" x 10' 0" (4.06m x 3.07m), having uPVC window to the front elevation, ceiling light point, radiator, door to the En-Suite.

#### EN-SUITE

5' 11" x 9' 0" (1.81m x 2.75 m), having uPVC window to the side elevation, ceiling light point, extractor, non-slip vinyl flooring, radiator, wash hand basin, WC, corner enclosed shower cubicle with sliding entrance doors, aqua-panelling to walls and direct feed shower and door to the Dressing Room.



#### DRESSING ROOM

5' 10" x 5' 6" (1.79m x 1.70m), a walk-in Dressing Room with clothes rails, storage shelves above and ceiling light point.

#### BEDROOM TWO

12' 8" x 10' 6" (3.88m x 3.22m), having a comprehensive range of built-in fitted bedroom furniture, uPVC window to the rear elevation, radiator and ceiling light point.

#### BEDROOM THREE

15' 3" x 10' 10" (4.65m x 3.31m), having uPVC window to the rear elevation, ceiling light point, radiator, built-in wardrobes and built-in vanity area with wash hand basin.

#### BEDROOM FOUR

11' 5" x 10' 2" (3.48m x 3.10m), having uPVC window to the front elevation, radiator and ceiling light point.



#### FAMILY BATHROOM

A large Family Bathroom with elevated large panelled bath with central mixer tap and telephone-style shower handset over, fully tiled walls, chrome-effect towel rail/radiator, built-in airing cupboards, vanity wash hand basin with inset vanity mirror and beauty lighting, shaver point, ceiling light point and frosted uPVC window to the front elevation.

#### WC

Having ceiling light point, WC and frosted uPVC window to the front elevation.

#### OUTSIDE



A larger than average plot totalling just over 0.35 Acres (STS) with superb views across the village Green to the front elevation and an enclosed, private South-facing Garden to the rear elevation. The Front Garden has formal lawns with complementing large circular flowerbeds and central steps rising to the Front Entrance doorway. The Side Garden offers a vast hard-standing area providing ample off-road parking for numerous vehicles/caravans/motorhomes and leading in turn to the property's side entrance doorway, the Detached Barn/Workshop and the detached open-fronted Garage. The Rear Garden enjoys a private South-facing orientation and is set to majority formal lawns with space for greenhouses, well-established trees, shrubs and well stocked flowerbeds and borders, an extensive paved patio area and BBQ area that can be accessed via double doors from the Kitchen Diner and an additional hidden side 'secret garden area' to the far side of the property providing a further hardstanding sheltered seating and patio area.



#### OPEN-FRONTED GARAGE

18' 1" x 16' 8" (5.52m x 5.09m), a detached open-fronted Garage providing covered parking for two cars with a slightly sloping ceiling height.

#### BARN/WORKSHOP

44' 11" x 19' 5" (13.70m x 5.92m), offering fantastic potential (subject to necessary consents), this large Barn/Workshop has windows to the front and rear elevations, power, lighting and large sliding timber double entrance doors.



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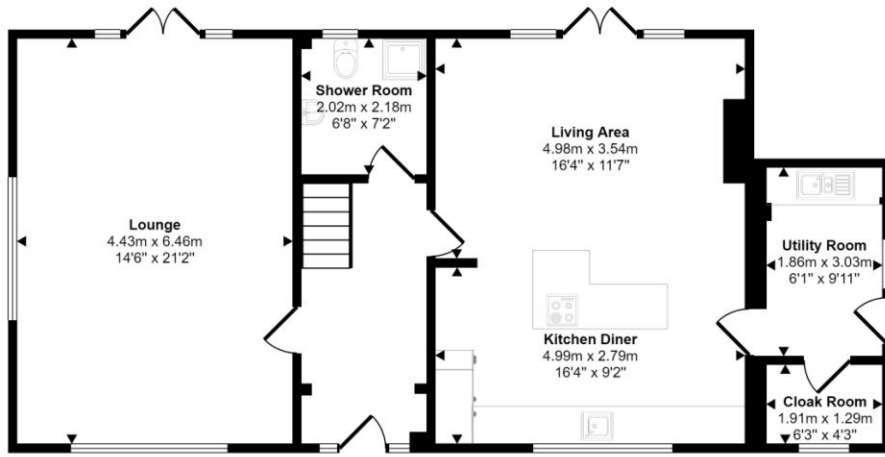
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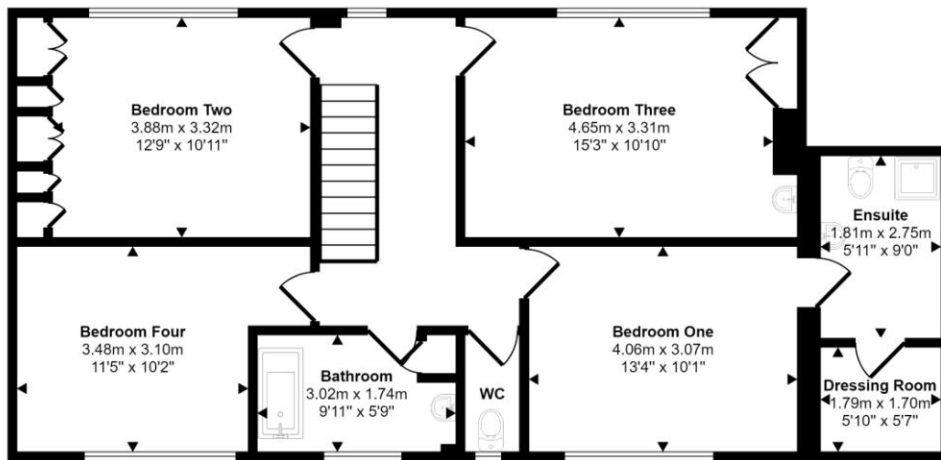
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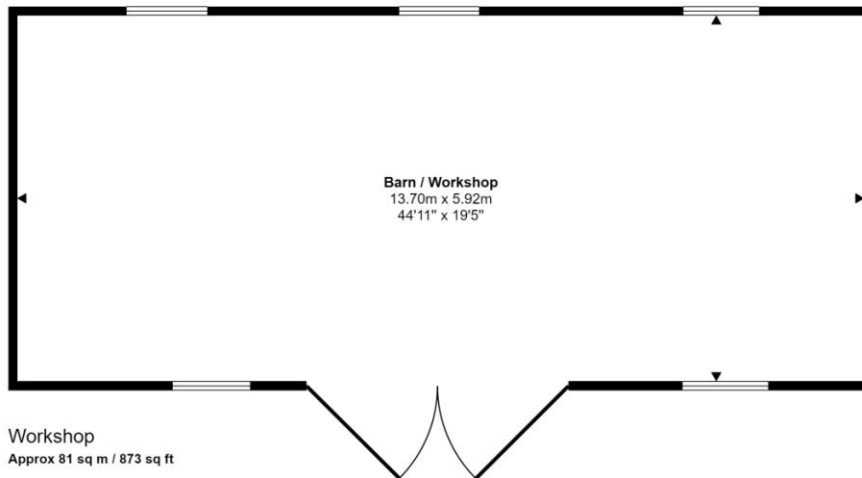
**Ground Floor**  
Approx 86 sq m / 928 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**First Floor**  
Approx 88 sq m / 950 sq ft

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**Workshop**  
Approx 81 sq m / 873 sq ft

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