



Lapwing Cottage, Waddingham, DN21 4SX



Book a Viewing!

£170,000

Lapwing Cottage is a beautifully renovated Grade II Listed Character Home, located in the heart of the picturesque village of Waddingham and enjoying a lovely outlook across the Village Green. Thoughtfully upgraded by the current owners, the property is full of charm and quality, combining original features with stylish modern updates. Currently used as a successful Airbnb holiday let, it offers an excellent investment opportunity, though it can also be sold with vacant possession — making it equally ideal as a full-time home. The property is offered for sale with no onward chain. The accommodation includes a welcoming lounge with feature fireplace and inset log burner, a bespoke handmade kitchen, a utility/boot room, two bedrooms, and a modern bathroom. Outside, there is an enclosed cottage-style courtyard garden to the rear, along with an allocated off-road parking space.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – Not Required **Grade II Listed**

COUNCIL TAX BAND – TBC.

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.





LOUNGE

12' 7" x 12' 10" (3.84m x 3.91m) Having tiled flooring and exposed rustic feature beams to ceiling, 3x wall light points, radiator, window to the front elevation, an exposed brick inglenook style feature fireplace with inset log burner and shelving to each chimney breast recess.

KITCHEN

13' 1" x 7' 7" (3.99m x 2.31m) Having tiled flooring, 2x ceiling light points, exposed rustic feature beams to ceiling, window to the rear elevation, open stairs storage recess, radiator and door leading to the staircase to the upper floor. The Kitchen has a comprehensive range of fitted bespoke high quality wooden units with hardwood work surfaces over, tiling to splashbacks and upstands and an inset ceramic butler sink with mixer tap over, space for fridge freezer and 'Amica' oven with extractor over.



UTILITY ROOM

8' 6" x 7' 0" (2.59m x 2.13m) Having tiled flooring, radiator, ceiling light point, window to the rear elevation and rear courtesy door to the Rear Garden. Heating controls, electric consumer unit, large fitted rustic work surface and upstands with space for washing machine

BATHROOM

7' 3" x 7' 7" (2.21m x 2.31m) A luxury modern bathroom suite to include vanity wash hand basin, WC, 'P shaped' panelled bath with double head direct feed shower over and side shaped splash-screen. Majority tiled walls and flooring, frosted window to the side elevation, ceiling light point, extractor and towel rail/radiator.



FIRST FLOOR LANDING

With doors to both bedrooms and cupboard housing the gas fired central heating combi boiler.

BEDROOM 1

13' 1" x 12' 3" (3.99m x 3.73m) Having window to the front elevation with far-reaching views across the Green, 3x wall light points, radiator, exposed brick chimney breast and bedroom furniture recesses in each chimney breast alcove.



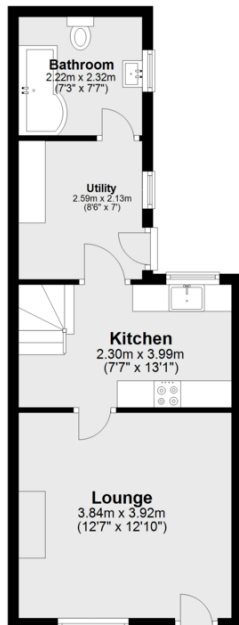
BEDROOM 2

8' 1" x 6' 10" (2.46m x 2.08m) L shaped room with single bed recess, ceiling light point, radiator and window to the rear elevation.



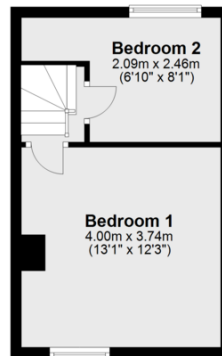
Ground Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



First Floor

Approx. 23.4 sq. metres (252.1 sq. feet)



Total area: approx. 59.2 sq. metres (637.0 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.

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

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, Bird & Co and Gibson 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, J Walter and Callum Lyman 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.

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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 thoroughly 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:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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 as not verified.

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