



**Mill House High Street, Waddingham, Gainsborough  
DN21 4SW**



**welcome to**

## **Mill House High Street, Waddingham Gainsborough**

A historic four-bedroom detached home in Waddingham, full of original character including beams, period flooring and fireplaces. Featuring three reception rooms, sunroom, kitchen, pantry, generous gardens, outbuildings and garage. Viewings strongly recommended.



### **Sunroom**

Double-glazed windows, double-glazed door and tiled flooring.

### **Entrance Hall**

wooden original door, double-glazed window, and a radiator.

### **Lounge**

13' 2" max x 18' ( 4.01m max x 5.49m )

Double-glazed window to front, radiator and gas fireplace.

### **3rd Reception/Study/Snug Room**

10' x 8' 10" ( 3.05m x 2.69m )

Double-glazed window to side aspect, radiator and a fireplace stove.

### **2nd Reception/Dining Room**

Double-glazed window to front, and inglenook wood burner.

### **Kitchen**

21' 3" x 8' ( 6.48m x 2.44m )

Kitchen with base cupboards, solid oak worktops, porcelain sink, plumbing for a dishwasher, cooker hood, storage cupboard, two double-glazed windows, and a door to rear vestibule.

### **Pantry**

Pantry with electricity supplied and plumbing for a washing machine.

### **Rear Vestibule**

With doors to WC, snug/study and garden.

### **Landing**

Stairs from entrance hallway.

### **Bedroom One**

13' 7" max x 13' 3" ( 4.14m max x 4.04m )

Double-glazed window, radiator and a storage cupboard.

### **Bedroom Two**

13' 4" x 11' 11" max ( 4.06m x 3.63m max )

Double-glazed window to front aspect, fitted wardrobes, radiator, decorative fireplace and original Victorian wood flooring.

### **Bedroom Three**

13' 3" x 8' 7" ( 4.04m x 2.62m )

Double-glazed window, and radiator .

### **Bedroom Four**

15' x 8' 10" ( 4.57m x 2.69m )

Double-glazed window to side, radiator, fitted storage cupboards and loft access.

### **Shower Room**

Double-glazed window, heated towel rail, double shower cubicle, wash hand basin, WC, part tiled walls, storage cupboard housing central heating boiler.

### **Front Garden**

Established garden with block paved pathway, lawned area, and wildlife area.

### **Rear Garden**

Block paved driveway, block paved path goes around the house, two brick-built outbuildings one including a wood store, a workshop and the other store with cold water tap, the second is a large storage outbuilding, vegetable garden, greenhouse, summer house and fruit trees.



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## **Mill House High Street, Waddingham Gainsborough**

- Detached historic character property in Waddingham
- Four good-sized double bedrooms
- Garage with driveway
- Original features throughout
- Vegetable garden, greenhouse and a summer house

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £415,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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