



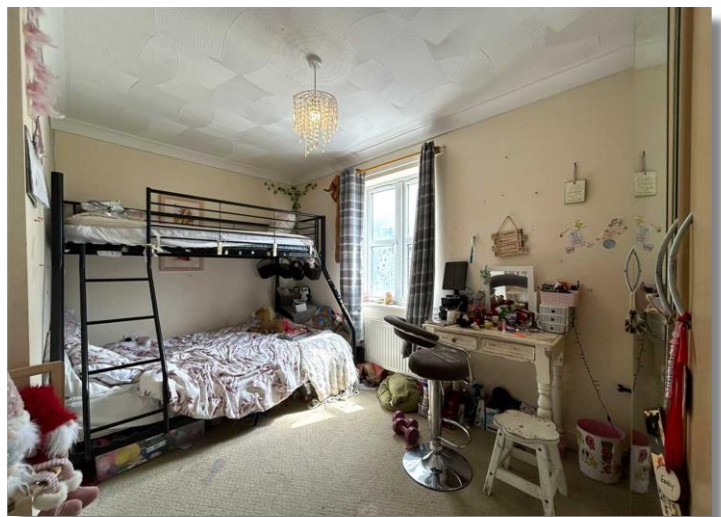
Farriers Lodge, Millstone Way, GAINSBOROUGH,

New £185,000



- Great First Time Purchase
- Three Bedrooms
- Ground Floor WC
- Off Road Parking
- uPVC Double Glazing
- Two Reception Rooms
- En-Suite Shower Room
- Large South Facing Garden
- Garage

Bell Watson are pleased to bring to the market this semi detached family home, ideal for first time buyers in the semi rural location of Waddingham. The property briefly comprises entrance hall, front facing lounge, dining room, kitchen and ground floor WC with the first floor offering three bedrooms with en suite to the master and a family bathroom. There is a driveway leading to a garage and great sized SOUTH FACING enclosed rear garden.



LOCATION

Waddingham is a rural village in the West Lindsey district of Lincolnshire, well located just off the A15 north of Caenby Corner. Waddingham is ideally positioned for both local and distance travel to the Humber bank, and the towns of Brigg, Grimsby, and the city of Lincoln, as well as the Humberside International Airport. It is also conveniently located within easy distance of the Humber Bridge, with links to the city of Hull, the M62 and the M180

ENTRANCE HALL 2.73m (8' 11") x 1.92m (6' 4")

Enter the property via the timber front door into a spacious hallway with coving and pendant light to the ceiling, a central heating radiator, cushion flooring and carpeted stairs to the first floor.

LOUNGE 4.28m (14' 1") x 4.14m (13' 7")

A front facing lounge enjoys a gas fire with ornate surround, a uPVC double glazed sash window, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring. The lounge is open to the dining room.

KITCHEN 2.88m (9' 5") x 2.40m (7' 10")

Providing a range of wall and base units fitted with complimentary worktops, tiled splash backs and a 1.5 stainless steel sink with chrome mixer tap positioned under the uPVC double glazed window with rear garden outlook. There is an integrated electric oven and gas hob with built in extractor over. An under counter recess with plumbing and space for a free standing fridge freezer, spotlights to the ceiling, a central heating radiator and cushion flooring. The Ideal combination boiler is located here.

DINING ROOM 3.14m (10' 4") x 2.41m (7' 11")

Flooded with light from the uPVC double glazed french doors which open to the rear garden. There is a light fitting and coving to the ceiling, a central heating radiator and cushion flooring.

GROUND FLOOR CLOAK ROOM 1.93m (6' 4") x 1.43m (4' 8")

With close coupled WC, corner wall mounted wash basin with tiled splash back, pendant light and coving to the ceiling, central heating radiator and cushion flooring.

LANDING

A carpeted landing having a pendant light, coving and loft access to the ceiling. The loft is part boarded and fitted with a ladder and lighting.

MASTER BEDROOM 4.12m (13' 6") x 3.52m (11' 7")

To the front of the property having a uPVC double glazed sash window, pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 1.95m (6' 5") x 1.73m (5' 8")

The half tiled en-suite is fitted with a mains shower, pedestal wash basin and close coupled WC. There are spotlights and coving to the ceiling, a central heating radiator and a uPVC obscure double glazed window to the side elevation.

BEDROOM TWO 4.12m (13' 6") x 2.57m (8' 5")

Having a full height built in cupboard, coving and pendant light to the ceiling, a uPVC double glazed window to the rear elevation, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.45m (8' 0") x 1.97m (6' 6")

With a uPVC double glazed sash window, pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

BATHROOM 1.95m (6' 5") x 1.85m (6' 1")

A family bathroom incorporating a bath with fully tiled surround, a pedestal wash basin and close coupled WC. There is a uPVC obscure double glazed window to the rear elevation, spotlights to the ceiling, a central heating radiator and cushion flooring.

OUTSIDE

The south facing rear garden is fully enclosed via fencing and is mainly laid to lawn with a slabbed and blue slate patio area. The driveway can be accessed by a secure timber side gate proving parking for a least two vehicles. The single garage is fitted with lighting and power.

SERVICES (not tested)

Mains gas, electricity, water and drainage is all understood to be connected to the property.

FIXTURES AND FITTINGS

All integrated appliances are to be included within the sale of the property.

COUNCIL TAX

The council tax band for this property is Band A as confirmed by West Lindsey District Council



PROPERTY MISDESCRIPTION

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