



The Green, Waddingham



4



1



2

£325,000



## Key Features

- OVERLOOKING THE GREEN
- 4 CAR PARKING
- SEPARATE REAR DRIVE
- LARGE GARDEN
- POTENTIAL FOR A PLOT
- EPC RATING C
- FREEHOLD





Enjoying views to the village green Ancholme House in the sought after North Lincolnshire village of Waddingham is 4 bedroom detached home occupying a substantial plot with extensive parking. The home requires some refurbishment and currently includes an L shaped lounge/diner with cast iron stove, kitchen and cloak room whilst a first floor bathroom serves the 4 bedrooms. A separate access from Broad Beck allows for additional 4 car parking and could also offer potential for further development subject to the necessary permissions.

An excellent opportunity to acquire a home that can grow as the family grows.

#### ENTRANCE

A Pvcu door with glass insert opens to the reception hall with radiator and stair to the first floor.

#### LOUNGE 3.66m x 5.35m (12'0" x 17'7")

A generous forward facing room overlooking the village green and including a cast iron multi-fuel stove, TV aerial point, radiator and opening to the dining area.

#### DINING AREA 3.09m x 2.65m (10'1" x 8'8")

Ideal for family entertaining with views to the substantial rear gardens with Pvcu double glazed window and radiator.

#### KITCHEN 3.23m x 2.64m (10'7" x 8'8")

Appointed with a range of white fronted high and low units with matching worktops and including an inset vinyl sink unit with cupboards under, space and plumbing for both an automatic washing machine and slimline dishwasher, electric cooker recess, space for an upright fridge/freezer, a further 8 units at eye level, wall mounted gas fired central heating boiler, tiled splash areas, radiator and Pvcu double glazed window.

#### CLOAK ROOM

Appointed with a low flush wc and Pvcu double glazed window.



#### LANDING

Lit by a Pvcu double glazed window and with a radiator, airing cupboard and access to the roof space.

#### BEDROOM 1 3.65m x 3.09m (12'0" x 10'1")

A forward facing double room with radiator, Pvcu double glazed window and deep recess.

#### BEDROOM 2 3.64m x 3.13m (11'11" x 10'4")

A further forward facing double room with radiator and Pvcu double glazed window.

#### BEDROOM 3 2.98m x 1.66m (9'10" x 5'5")

( Currently used as a Study.) A rear facing room with and radiator.

#### BEDROOM 4 2.66m x 2.02m (8'8" x 6'7")

The final rear facing room with Pvcu double glazed window and radiator.

#### BATHROOM 2.1m x 1.66m (6'11" x 5'5")

A fully tiled room appointed with a suite in white to include a panelled bath with mixer tap and electric shower over, vanity unit with inset wash hand basin and wc with concealed cistern, coving, radiator and Pvcu double glazed window.

#### OUTSIDE

The property is accessed over a part unmade road fringing the village green and is fronted by a clipped hedge with lawn beyond. A 3 car drive opens to the detached Garage with up and over door, electric light and power and side personnel door. The rear of the property features a substantial garden which is primarily laid to lawn together with an extensive gravel topped seating area. In addition to the 2 garden sheds there is a long concrete drive leading, via a drop kerb, from Broadbeck which allows for a 4 car parking or storage for a motor home. The rear garden and access could potentially become a building plot subject to the necessary permissions.

#### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.





### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

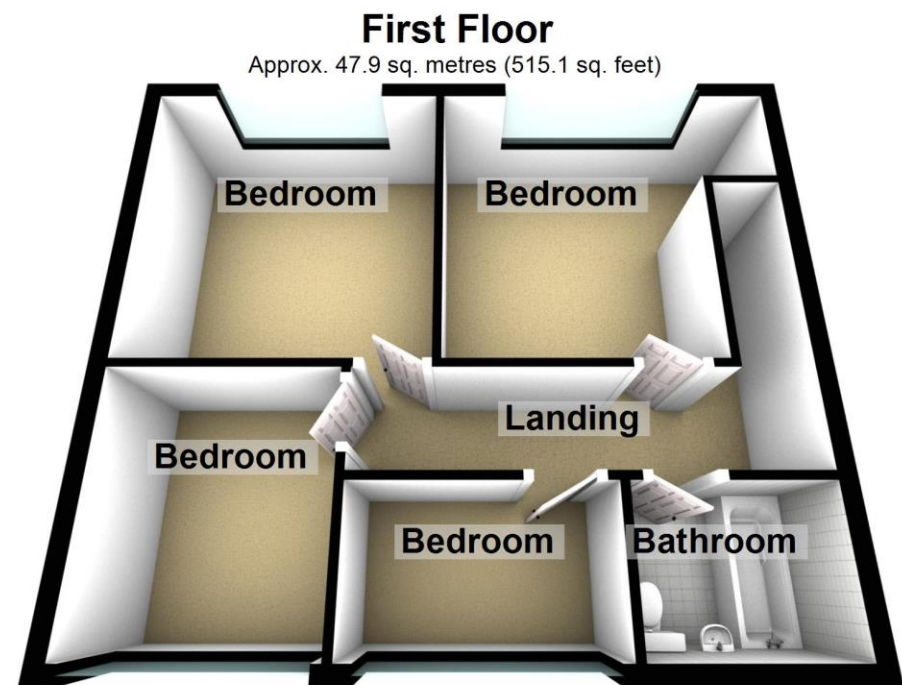
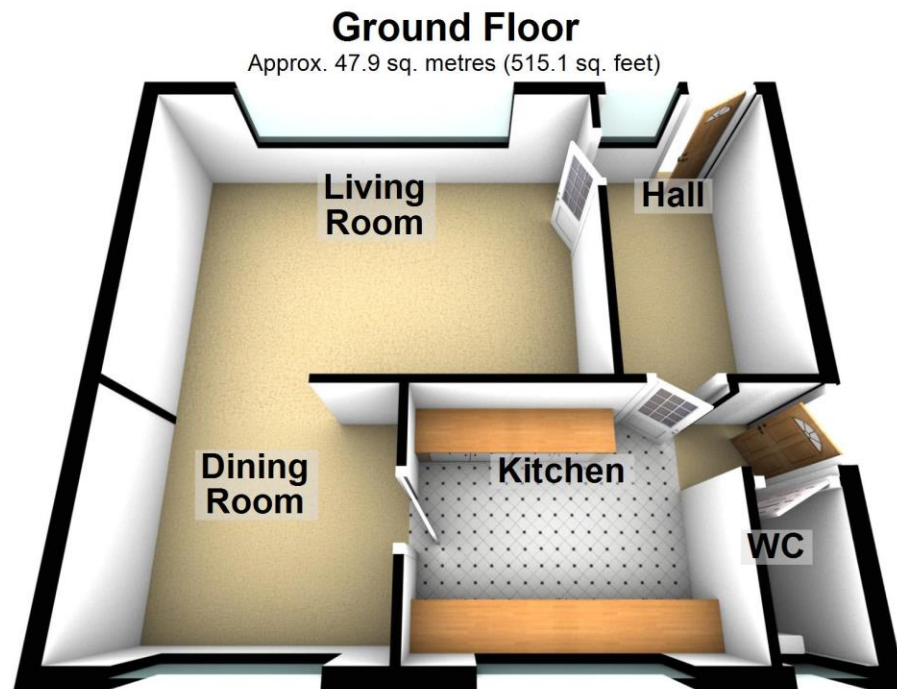
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.







Total area: approx. 95.7 sq. metres (1030.3 sq. feet)

Address: Ancholme House, The Green, Waddingham, GAINSBOROU...

RRN:

