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High Street, Waddingham



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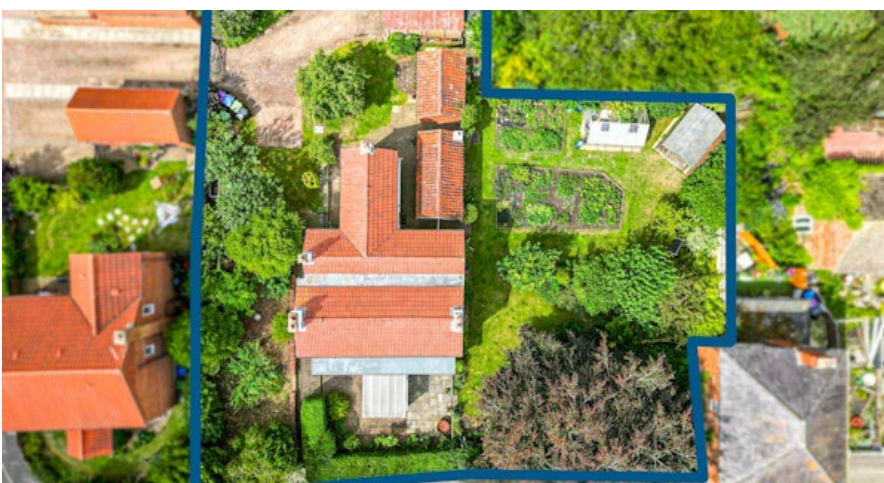
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When it comes to  
property it must be

  
lovelle



£425,000

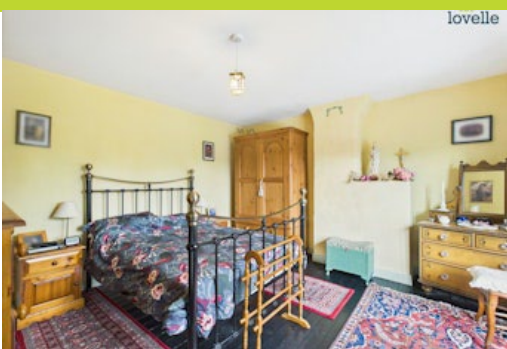


EXCEPTIONAL PERIOD DETACHED HOME. Full of character and charm with many original features. Offering well presented and spacious accommodation comprising 4 reception rooms, kitchen, utility, WC, 4 double bedrooms, shower room. With well maintained generous gardens, a range of outbuildings, gated driveway & garage. VIEWING ADVISED TO FULLY APPRECIATE

#### Key Features

- Exceptional Period Detached House
- Popular Village Location
- Full of Character & Charm
- Well Presented Throughout
- Well Maintained Generous Garden
- 4 Reception Rooms, Kitchen
- 4 Double Bedrooms, Shower Room
- Gated Driveway, Garage & Outbuildings
- EPC rating D
- Tenure: Freehold





## Situation

Waddingham is a charming and traditional Lincolnshire village nestled in the heart of the countryside, offering a peaceful rural lifestyle with the convenience of nearby towns. Located between Gainsborough and Scunthorpe, and just a short drive from Lincoln, Waddingham is ideal for those seeking a quieter pace of life without being isolated. The village has a warm and welcoming community, with local amenities including a well-regarded primary school, a village hall and a playing field. Surrounded by open farmland and picturesque walking routes, it's a haven for nature lovers and those who enjoy outdoor pursuits. Waddingham is well-connected via local road networks, with regular bus services and easy access to the A15, making commuting simple. The nearby market town of Kirton Lindsey offers further amenities including shops, cafés, a doctors' surgery, and a train station with direct links to Lincoln and Doncaster.

## Rear Hall

1.49m x 1.47m (4'11" x 4'10")

double glazed entrance door and tiled flooring

## WC

1.31m x 1.43m (4'4" x 4'8")

low level WC, vanity hand wash basin, radiator, tiled splash backs, tiled flooring and double glazed window to side aspect

## Snug / Study

2.73m x 3.08m (9'0" x 10'1")

double glazed window to side aspect, radiator, laminate flooring and feature fire place with log burner inset

## Kitchen

6.49m x 2.5m (21'4" x 8'2")

a range of fitted wall and base units, ceramic sink unit, 'Range' style cooker, space and plumbing for dishwasher, stove, integrated safe, tiled splash backs, tiled flooring, 2 double glazed windows to rear aspect and understairs storage cupboard

## Utility / Pantry

1.81m x 2.54m (5'11" x 8'4")

fitted storage, space and plumbing for washing machine, space for fridge freezer, tiled flooring and double glazed window to rear aspect

## Dining Room

3.55m x 5.45m (11'7" x 17'11")

double glazed bay window to front aspect, radiator, feature fireplace with log burner inset and wood flooring

## Hallway

2.13m x 1.18m (7'0" x 3'11")

glazed entrance door, radiator and stairs to first floor accommodation

## Sun Room

2.33m x 2.78m (7'7" x 9'1")

uPVC entrance door and tiled flooring

## Lounge

4.06m x 5.41m (13'4" x 17'8")

double glazed bay window to front aspect, radiator and feature fire place

## Landing

1.19m x 3.83m (3'11" x 12'7")

## Bedroom 1

4.2m x 4.1m (13'10" x 13'6")

double glazed window to front aspect, radiator, fitted storage, wood flooring and feature fireplace

## Bedroom 2

3.38m x 4.12m (11'1" x 13'6")

double glazed window to front aspect, radiator, fitted storage and wood flooring

## Bedroom 3

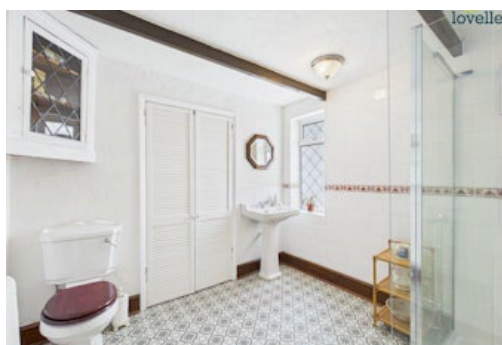
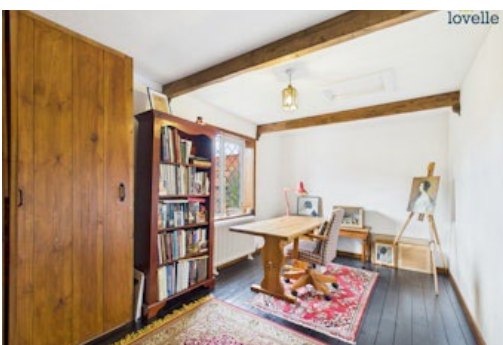
4.09m x 2.69m (13'5" x 8'10")

double glazed window to rear aspect, radiator and wood flooring

## Bedroom 4

2.77m x 4.64m (9'1" x 15'2")

double glazed window to side aspect, radiator, wood flooring and fitted storage





## Shower Room

2.83m x 2.73m (9'4" x 9'0")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, radiator and fitted storage housing central heating boiler

## Gardens

large and well maintained mature gardens being mostly laid to lawn with a variety of planted shrubs, trees and an extensive selection of fruit trees alongside an abundant vegetable garden with herb patch

## Outbuildings

There is a range of outbuildings including 2 brick built outbuildings, one incorporates a store with a fresh water tap, a log store and a workshop space, timber summer house, log store and green house

## Garage & Driveway

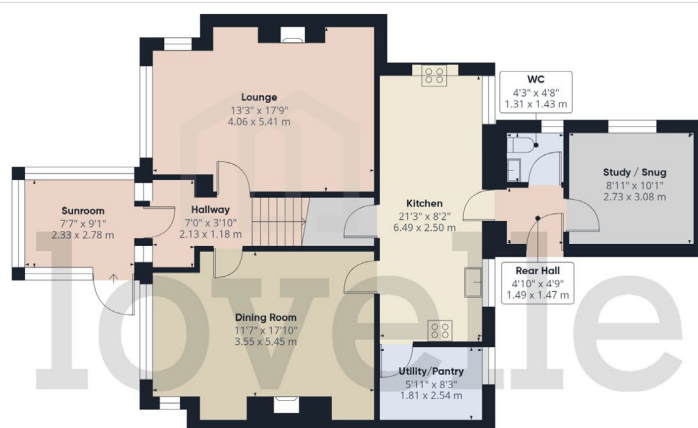
gated driveway providing ample off road parking for a number of vehicles with a brick built garage with timber entrance door

## Agents Notes

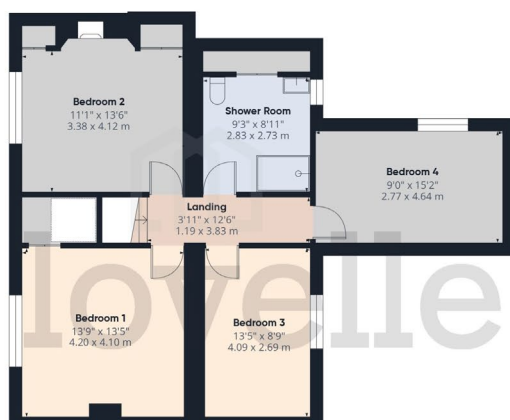
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Ground Floor



**Approximate total area<sup>(1)</sup>**  
1758 ft<sup>2</sup>  
163.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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# lovelle

01673 844069

marketrasen@lovelle.co.uk