



## Mill House & Mill Cottage, Hill Top

| Waddington, Lincoln | LN5 9RL

£300,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# Mill House & Mill

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Two Adjoining Cottages for Complete Renovation or Demolition, ready for possible Building Plot (Subject to Planning). These attached homes have panoramic views over Lincoln and surrounding countryside. Waddington is located approximately four miles South of Lincoln, it has many local shops and services close to the heart of the village. There's a Primary School, Local Shops and Takeaway Restaurants and Public Houses all within easy reach.

- Pair of Adjoining Cottages
- Full Renovation or Demolition
- Panoramic Lincolnshire Views
- Potential Building Plot (s.t.p.)
- Popular 'Cliff' Village
- Great Local Amenities

## Millhouse

### Kitchen

8'4 x 10'5 (2.54m x 3.18m)

Approached from the back of the property, through a half double glazed entrance door. Window to rear. Single drainer sink unit. Door to Dining Room and door to:-

### Living Room

10'11" x 12'0" (3.35m x 3.66m)

Window to front. Open fire.

### Dining Room

8'4 x 13'2 (2.54m x 4.01m)

Open fire. Window to rear. Half double glazed door to rear. Latched door to Pantry and door to Office.







#### Pantry

7'10 x 9'11 (2.39m x 3.02m)

Window to side.

#### Office

11'1 min x 12'0 (3.38m min x 3.66m)

Window to front. Open fire.

#### Galleried Landing/Occasional Bedroom

8'4 x 13'2 (2.54m x 4.01m)

Open fire. Window to rear.

#### Bedroom One

11'2 x 11'11 (3.40m x 3.63m)

Window to front.

#### Walk-Through Bedroom/Study

8'4 x 13'1 (2.54m x 3.99m)

Window to rear. Latched door to:-

#### Bedroom Two

11'11 x 11'2 (3.63m x 3.40m)

Window to front.

#### Mill Cottage

##### Covered Walkway

Approached via half double glazed entrance door from the front with matching side screen. Latched door to Living Room. Back door open to:- Rear Storm Porch.

##### Outside Bathroom

10'8 x 4'4 (3.25m x 1.32m)

Serving both cottages. Bath. Pedestal wash basin. Window to side.

##### Living Room

12'10 x 10 min (3.91m x 3.05m min)

Window to front. Door to staircase with cupboard under. Door to:-

##### Store Room

##### Galleried Landing/Occasional Bedroom

12'9 x 9'9 (3.89m x 2.97m)

Window to rear. Latched door to:-

##### Bedroom

12'10 x 9'9 (3.91m x 2.97m)

Fire grate. Window to front.

##### Outside Both Cottages

There is a good sized rear garden, mostly lawned and having panoramic views. House 8'6 x 6'6 with Belfast sink. Outside W.C. Pig-sty.

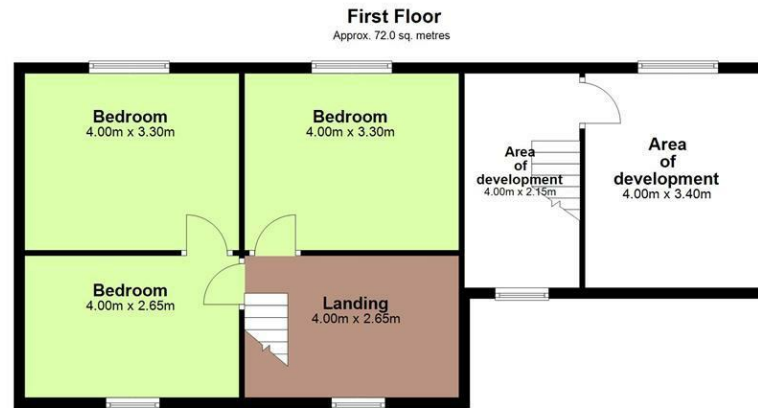
##### Additional Information

Tenure: Freehold

EPC Rating: G

Council Tax - Band C - North Kesteven for Millhouse - Mill Cottage is exempt due to being derelict

Services: Mains water and Electric. Heating via open fires.



Total area: approx. 160.1 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston(info@epcforproperty.net)  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		29
(1-20) <b>G</b>	1	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.