



Archway, Joshua Way, Waddingham, DN21 4SH

New £365,000

- 0.4 Acre Plot (Subject to Survey)
- Two Reception Rooms
- Three Double Bedrooms
- Fully Owned Solar Panels
- Rural Village Location

- Well Proportioned Accommodation
- Recently Fitted Shower Room
- Air Source Heat Pump Heating
- Extensive Off Road Parking



Bell Watson Estate Agents are delighted to market for sale this excellent detached bungalow located in the idyllic village of Waddingham offering spacious accommodation throughout comprising a reception hallway, main reception room, dining kitchen, conservatory, three double bedrooms, an additional reception room (previously the garage) and shower room. Externally you will find extensive off road parking, a timber garage, timber sheds and up to 0.4 acres of wrap around gardens enjoying countryside views.



## 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.

## RECEPTION HALL 6.37m (20' 11") x 3.50m (11' 6")

The entrance to the property enjoys a tiled porch under an arch providing two secure storage cupboards with a glazed uPVC front door opening into a spacious reception hallway having two pendant lights coving and loft access to the ceiling, wall lighting, two central heating radiators, two built in storage cupboards and solid oak flooring. The loft provides easy access by way of a pull down ladder and is boarded with lighting.

## KITCHEN 3.86m (12' 8") x 3.67m (12' 0")

Provides a range high and low level units with butcher block effect counter tops fitted with a 1.5 composite sink having a chrome mixer tap and tiled splash backs. There is an integrated dishwasher, an under counter recess with plumbing for a washing machine, a recess for a free standing fridge freezer and a range electric cooker with built in extractor over. There are two light fittings and coving to the ceiling, a central heating radiator, cork tiled flooring, and a uPVC double glazed window and external door to the rear.

## LOUNGE 7.32m (24' 0") x 3.79m (12' 5")

A large dual aspect lounge enjoys uPVC double glazed four sectional bow windows to the front and rear aspect. There is a cast iron wood burner, two light fittings and coving to the ceiling, three central heating radiators and carpeted flooring.

## CONSERVATORY 4.20m (13' 9") x 3.52m (11' 7")

A uPVC double glazed conservatory with roof light, carpeted flooring, a side door and french doors leading to the gardens.

## BEDROOM ONE 4.27m (14' 0") x 3.36m (11' 0")

To the front on the property providing built in wardrobes with mirrored sliding doors, a pendant light and coving to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

## BEDROOM TWO 3.04m (10' 0") x 2.44m (8' 0")

Having a uPVC double glazed window to the side aspect, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

## BEDROOM THREE 3.48m (11' 5") x 3.04m (10' 0")

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

## RECEPTION ROOM 6.01m (19' 9") x 2.74m (9' 0")

Previously the garage having been incorporated into the property this room is fitted with a sauna, spotlights and coving to the ceiling, there are uPVC double glazed windows to the front and side aspects, a central heating radiator and wood effect laminate flooring. The Solar Panel control system is located in here and there is a built in cupboard housing the hot water boiler.

## SHOWER ROOM 2.69m (8' 10") x 2.08m (6' 10")

A fully tiled shower suite benefits having a walk in shower enclosure having mains shower with rain fall and hand held shower heads, a pedestal wash basin with chrome mixer tap and closed couple WC. There is a uPVC obscure double glazed window to the rear aspect, a light fitting to the ceiling, a central heating radiator and tiled flooring.

## OUTSIDE

The bungalow sits on a larger than average plot approx 0.4 acres with the boundary being fully enclosed. A large blocked paved driveway with car charging port leads to the timber garage with a path running the perimeter of the bungalow. The gardens are mainly laid to lawn enjoying mature trees, shrubs and bushes with an established orchard, a flagged patio area and green house. There are two timber sheds, outside lighting, multiple power points and a water tap.

## SERVICES (not tested)

Mains electricity, water and drainage are all understood to be connected to the property. With Air Source Heat Pump and fully owned Solar Panels.

## FIXTURES AND FITTINGS

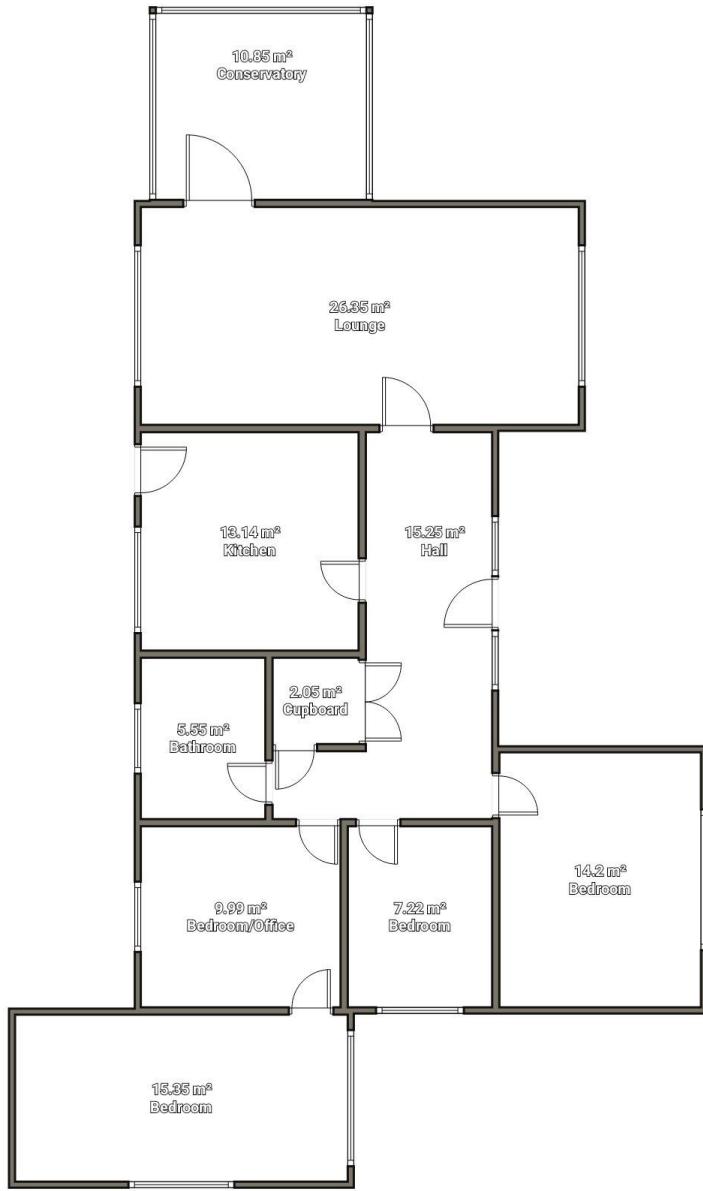
All integrated appliances, light fittings, floor coverings and timber sheds are to be included within the sale.

## COUNCIL TAX

The Council Tax Band for this property is band D as confirmed by West Lindsey District Council.







#### PROPERTY MISDESCRIPTION

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