



**The Grange, Grantham Road, Waddington,  
Lincoln, LN5 9NA**



Book a Viewing!

**£795,000**

Situated in a desirable semi-rural position on an impressive plot of approximately 3.4 acres (STS), this substantial four bedroom detached country house also benefits from an attached self-contained two bedroom annex - ideal for multi-generational living or guest accommodation. Alternatively, the annex could be incorporated back into the main house, subject to the necessary consents. The Grange was built by a local businessman in the early 1930s to a very high specification for his own use. The gentleman incorporated a number of exceptional items from the recently demolished Monks Manor in Lincoln, including doors, door cases and an external stone door surround which give The Grange a feeling of grandeur. The main residence offers generous and versatile living accommodation, comprising a grand and welcoming entrance hall, formal lounge, sitting room, conservatory, dining room, kitchen with pantry and cloakroom/WC. To the first floor, there are four spacious bedrooms, a study/nursery, a family bathroom and a separate WC. The annex is conveniently connected via a rear porch and includes its own entrance hall, lounge, kitchen, study and wet room, with two bedrooms and a bathroom to the first floor. This upper floor with half mahogany panelled walls, originally formed a large billiards room and is connected to the main house landing by a connecting door. The standout feature of this home is undoubtedly the exceptional grounds. A long gated driveway provides a sense of privacy, leading to a large parking area and a double garage. The property enjoys well-maintained front and rear gardens, along with a 2.5 acre (STS) paddock to the rear, all surrounded by open countryside offering far reaching views. The property is situated on top of the Lincoln Edge with views over the Trent valley and country walks directly from the property. Viewing is essential to fully appreciate the space, setting and flexibility this outstanding home has to offer.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING**

Main property – E.  
Annex - D

**COUNCIL TAX BANDS**

Main property - F  
Annex - A

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Waddington is one of the popular cliff villages to the South of Lincoln. The village itself offers a wide range of local amenities including schools, shops and public houses and there are regular bus services into Lincoln and Grantham.



## ACCOMMODATION

### ENTRANCE HALL

A grand entrance hall with staircase to the first floor, stained glass window to the side aspect, understairs storage cupboard, Parquet flooring and radiator.

### LOUNGE

14' 11" x 14' 11" (4.57m x 4.55m) With double glazed bay window to the side aspect, two windows to the rear aspect, door to the conservatory, gas fire set within a decorative fire surround and four radiators.

### CONSERVATORY

15' 11" x 7' 7" (4.87m x 2.32m) With door to the side aspect, double glazed windows to the front and side aspects and tiled flooring.



### SITTING ROOM

14' 0" x 14' 0" (4.28m x 4.27m) With bay window to the front aspect, double glazed window to the side aspect, gas fire set within a decorative fire surround and two radiators.

### DINING ROOM

15' 6" x 15' 0" (4.74m x 4.58m) With double glazed windows to the side and rear aspects, decorative fireplace, gas fired central heating boiler, tiled flooring and two radiators.



### KITCHEN

12' 1" x 6' 0" (3.70m x 1.85m) With a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.

### PANTRY

13' 11" x 5' 0" (4.26m x 1.53m) With window to the side aspect, tiled flooring and storage shelving.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring and splashbacks and window to the side aspect.

### REAR PORCH

With tiled flooring and door to the rear garden.

### FIRST FLOOR LANDING

With radiator.



### BEDROOM 1

15' 0" x 14' 10" (4.59m x 4.54m) With three double glazed windows to the front, side and rear aspects, decorative fireplace and two radiators.

### BEDROOM 2

14' 0" x 14' 0" (4.28m x 4.28m) With bay window to the front aspect, window to the side aspect, decorative fireplace, wall mounted wash hand basin and radiator.

### BEDROOM 3

11' 2" x 9' 11" (3.42m x 3.04m) With double glazed window to the side aspect and radiator.



#### BEDROOM 4

13' 11" x 9' 7" (4.26m x 2.94m) With double glazed window to the side aspect and radiator.

#### BATHROOM

10' 10" x 8' 10" (3.32m x 2.71m) Fitted with a four piece suite comprising of panelled bath, shower cubicle and twin wash hand basins, tiled splashbacks, shaver point, airing cupboard, radiator and two double glazed windows to the side aspect.

#### SEPARATE WC

With close coupled WC and tiled walls.

#### STUDY

7' 11" x 5' 4" (2.42m x 1.65 m) With double glazed window to the front aspect, wooden flooring and radiator.



#### SELF CONTAINED ANNEX

#### ENTRANCE HALL

With staircase to the first floor.

#### STUDY

7' 2" x 5' 5" (2.20m x 1.67 m) With double glazed window to the side aspect and radiator.

#### WET ROOM

7' 6" x 6' 6" (2.30m x 1.99 m) Fitted with a three piece suite comprising of wet room shower, wash hand basin in a vanity style unit and close coupled WC, tiled flooring, radiator and double glazed window to the side aspect.



#### LOUNGE

16' 7" x 12' 3" (5.06m x 3.74m) With double glazed window to the side aspect, understairs storage cupboard and two radiators.

#### KITCHEN

14' 5" x 7' 10" (4.41m x 2.40m) With a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, space for cooker, washing machine and fridge freezer, wall mounted gas fired central heating boiler, tiled splashbacks, door to the rear garden and double glazed windows to the side and rear aspects.

#### FIRST FLOOR LANDING

With double glazed window to the side aspect.



#### BEDROOM 1

16' 7" x 12' 4" (5.06m x 3.77m) With decorative wood panelling to wall, two double glazed windows to the side aspects and radiator.

#### BEDROOM 2

10' 6" x 8' 1" (3.21m x 2.47 m) With decorative wood panelling to wall, double glazed windows to the side aspect and radiator.

#### BATHROOM

7' 10" x 7' 6" (2.41m x 2.29 m) Fitted with a three piece suite comprising of panelled bath, wash hand basin and close coupled WC, part tiled walls, radiator, airing cupboard and double glazed window to the side aspect.



## OUTSIDE

The property is accessed via a long, gated driveway, setting it well back from the road and offering a high degree of privacy. To the front, a well-maintained lawn garden is bordered by mature shrubs and trees, creating an attractive and established setting. A patio seating area with a rockery provides an ideal space for outdoor relaxation while enjoying views over the gardens. To the side, an extensive parking area offers ample off road parking for multiple vehicles and gives access to the double garage, which is equipped with an up and over door, as well as light and power. The remaining grounds are beautifully maintained, featuring manicured lawns, mature shrubs and trees, established hedging, and well-stocked flowerbeds. There are also productive vegetable plots for those with an interest in gardening. Beyond the formal gardens lies a paddock extending to approximately 2.5 acres (STS), with vehicle access, water supply and a range of outbuildings including a stable, workshop and shed.



## ANNEX

A feature of the property is the annex accommodation, offering excellent versatility for a variety of uses, subject to any necessary consents. The annex benefits from its own boiler/heating system and is separately assessed for Council Tax.

### WEBSITE

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### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

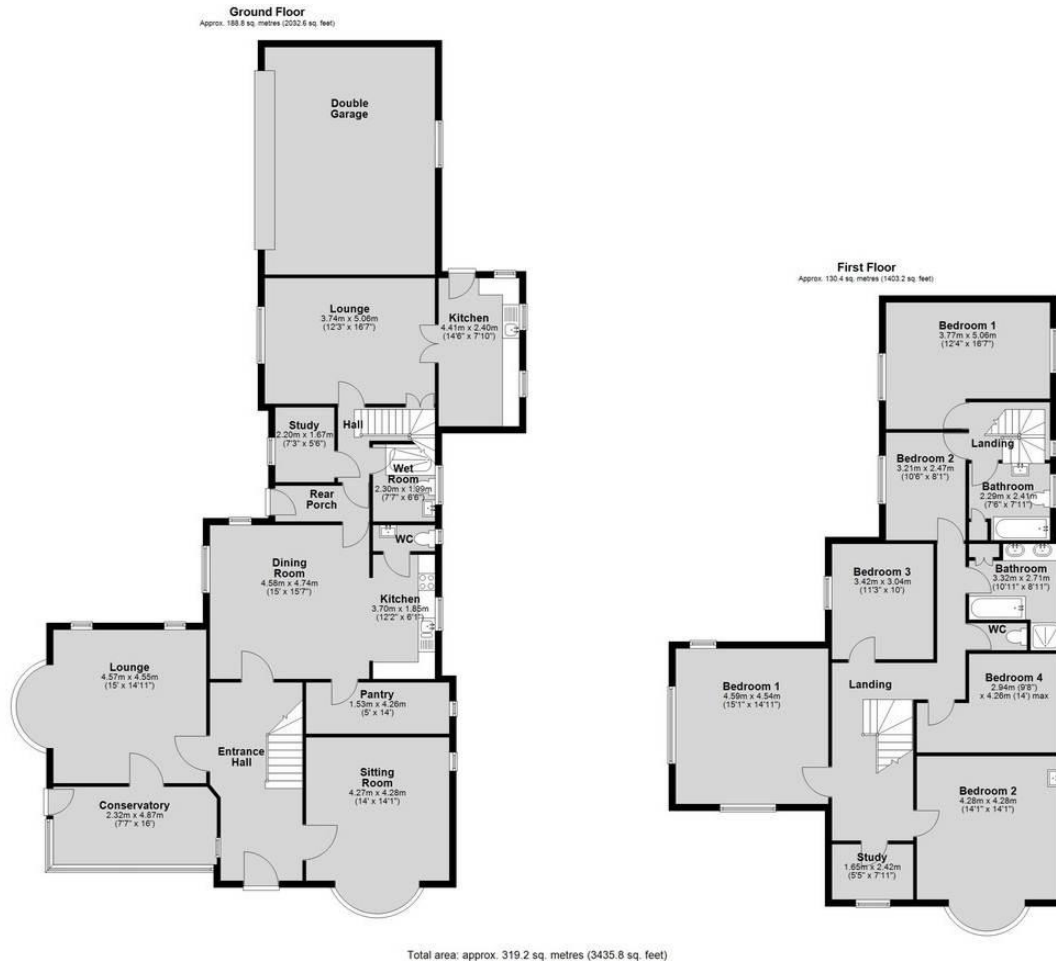
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**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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