



Mill House High Street, Waddingham Gainsborough DN21 4SW

welcome to

Mill House High Street, Waddingham Gainsborough

A historic four-bedroom detached home in Waddingham, full of original character including beams, period flooring and fireplaces. Featuring three reception rooms, sunroom, kitchen, pantry, generous gardens, outbuildings and garage. Viewings strongly recommended.



Sunroom

Double-glazed windows, double-glazed door and tiled flooring.

Entrance Hall

wooden original door, double-glazed window, and a radiator.

Lounge

13' 2" max x 18' (4.01m max x 5.49m)
Double-glazed window to front, radiator and gas fireplace.

3rd Reception/Study/Snug Room

10' x 8' 10" (3.05m x 2.69m)
Double-glazed window to side aspect, radiator and a fireplace stove.

2nd Reception/Dining Room

Double-glazed window to front, and inglenook wood burner.

Kitchen

21' 3" x 8' (6.48m x 2.44m)
Kitchen with base cupboards, solid oak worktops, porcelain sink, plumbing for a dishwasher, cooker hood, storage cupboard, two double-glazed windows, and a door to rear vestibule.

Pantry

Pantry with electricity supplied and plumbing for a washing machine.

Rear Vestibule

With doors to WC, snug/study and garden.

Landing

Stairs from entrance hallway.

Bedroom One

13' 7" max x 13' 3" (4.14m max x 4.04m)
Double-glazed window, radiator and a storage cupboard.

Bedroom Two

13' 4" x 11' 11" max (4.06m x 3.63m max)
Double-glazed window to front aspect, fitted wardrobes, radiator, decorative fireplace and original Victorian wood flooring.

Bedroom Three

13' 3" x 8' 7" (4.04m x 2.62m)
Double-glazed window, and radiator .

Bedroom Four

15' x 8' 10" (4.57m x 2.69m)
Double-glazed window to side, radiator, fitted storage cupboards and loft access.

Shower Room

Double-glazed window, heated towel rail, double shower cubicle, wash hand basin, WC, part tiled walls, storage cupboard housing central heating boiler.

Front Garden

Established garden with block paved pathway, lawned area, and wildlife area.

Rear Garden

Block paved driveway, block paved path goes around the house, two brick-built outbuildings one including a wood store, a workshop and the other store with cold water tap, the second is a large storage outbuilding, vegetable garden, greenhouse, summer house and fruit trees.



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Mill House High Street, Waddingham Gainsborough

- Detached historic character property in Waddingham
- Four good-sized double bedrooms
- Garage with driveway
- Original features throughout
- Vegetable garden, greenhouse and a summer house

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£399,950



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SCT111479 - 0004

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william h brown



01724 868448



scunthorpe@williambrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



williambrown.co.uk