

FOR SALE

MARTIN&CO



Waddingham, Gainsborough

2 Bedrooms, 1 Bathroom, Mid-terraced

Offers In Region Of £175,000

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- Beautifully presented Grade II listed cottage
- Inglenook-style fireplace with inset log burner
- Useful utility/boot room
- Private enclosed courtyard garden
- Allocated off-road parking

Beautifully Presented Grade II Listed Cottage | Overlooking Picturesque Village Green | Two Bedrooms | Bespoke Kitchen | Updated Bathroom | Replacement Windows | Log Burner | Private Courtyard & Parking | No Onward Chain

A charming and beautifully maintained Grade II listed cottage, enjoying a particularly attractive position overlooking the picturesque village green in the heart of Waddingham.

Lapwing Cottage successfully combines the character and atmosphere of a traditional period home with a number of thoughtful modern improvements, making it an appealing choice for those looking for a property with genuine character without compromising on everyday comfort.

The current owners have continued to improve the property, including the replacement of windows, improvements to the bathroom and other upgrades throughout, helping to create a home which is both attractive and practical.



Inside, the cottage retains many of the features you would expect from a property of this age, including exposed beams, tiled and stone flooring, an exposed brick inglenook fireplace with inset log burner and attractive period detailing. These features are complemented by a bespoke handmade kitchen, upgraded electrical fittings including useful USB sockets and a practical utility/boot room.

Step Inside

The cosy lounge provides a wonderful first impression, with rustic exposed beams, tiled flooring and a striking inglenook-style fireplace with inset log burner. The exposed brickwork and shelving within the chimney



breast recesses add further character, whilst the front-facing window provides lovely views across the village green.

The bespoke handmade kitchen is both stylish and practical, featuring a comprehensive range of quality wooden units, hardwood work surfaces, ceramic butler sink and freestanding cooking facilities, including an induction hob and air fryer oven. Exposed beams and tiled flooring continue the property's characterful feel, whilst the useful under-stairs storage recess provides additional practicality.

A particularly useful utility/boot room provides space for laundry appliances, additional worktop space and access to the rear garden.

The ground floor is completed by the modernised bathroom, improved by the current owner, which provides a contemporary suite including vanity wash hand basin, WC, P-shaped bath and shower over, together with tiled walls and flooring.

First Floor

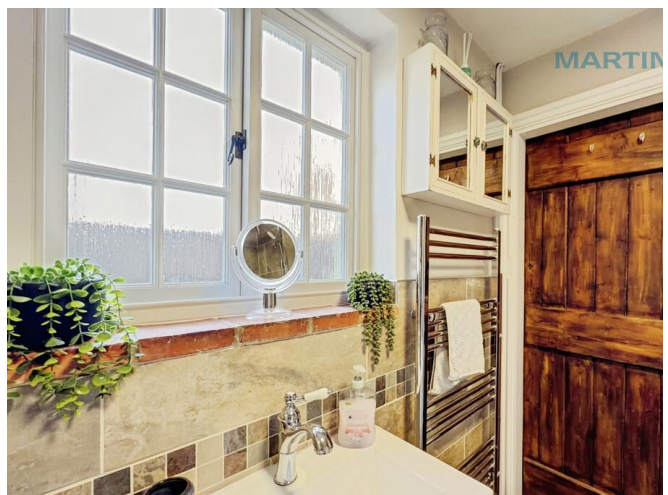
The first-floor landing provides access to both bedrooms and includes a useful cupboard housing the gas-fired central heating combi boiler.

The principal bedroom is a particularly attractive room, with a front-facing window enjoying far-reaching views across the village green. Exposed brickwork to the chimney breast and recesses to either side add further period character.

The second bedroom is a versatile room which could be utilised as a guest bedroom, home office or dressing room, depending on the purchaser's requirements.

Outside

To the rear of the cottage is a private enclosed courtyard garden, providing a pleasant and manageable outdoor space with an excellent degree of privacy.



The property also benefits from allocated off-road parking, a particularly valuable feature for a character cottage in a central village location.

The Location

Waddingham is a picturesque semi-rural Lincolnshire village centred around its attractive village green and beck, providing a peaceful and highly appealing setting.

The village has a strong sense of community and is home to St Mary and St Peter's Church, Waddingham Methodist Chapel, Waddingham Primary School and Jubilee Village Hall, whilst the surrounding countryside provides numerous opportunities to enjoy the outdoors.

Despite its peaceful setting, Waddingham is conveniently positioned for access to Brigg, Gainsborough, Scunthorpe and Lincoln, with the A15 approximately 1.5 miles away providing useful commuting connections.

The Overall Picture

Lapwing Cottage offers a rare opportunity to acquire a characterful Grade II listed home in a particularly attractive village-green setting, with the benefit of a number of recent improvements by the current owners.

The combination of period features, replacement windows, an improved bathroom, bespoke kitchen, log burner, two bedrooms, private courtyard and allocated parking makes this a highly appealing proposition for anyone seeking a charming Lincolnshire village home.

Offered for sale with no onward chain, an early internal inspection is strongly recommended to appreciate both the character and position of this delightful cottage.

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