



Stable Cottage Church Road, Waddingham

£174,950 Freehold

CHARMING DOUBLE FRONTED MID-TERRACE COTTAGE • PEACEFUL VILLAGE LOCATION • 3 BEDROOMS •
SPACIOUS MAIN LOUNGE THROUGH DINING ROOM • FITTED KIT
MAINTENANCE SOUTH FACING GARDEN WITH USEFUL OUTBUILD
BRIGG OFFICE



paul fox
the family estate agents

Charming 3-bed stone cottage in Waddingham with church views, spacious lounge, south-facing garden, gas heating, and easy access to Lincoln, Brigg, Scunthorpe and Gainsborough.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- CHARMING DOUBLE FRONTED MID-TERRACE COTTAGE
- PEACEFUL VILLAGE LOCATION
- 3 BEDROOMS
- SPACIOUS MAIN LOUNGE THROUGH DINING ROOM
- FITTED KITCHEN
- GROUND FLOOR BATHROOM
- LOW MAINTENANCE SOUTH FACING GARDEN WITH USEFUL OUTBUILDING
- NO UPWARD CHAIN
- VIEW VIA OUR BRIGG OFFICE





Lounge/Diner

11' 11" x 22' 4" (3.64m x 6.81m)

With two twin front uPVC double glazed windows and an adjoining uPVC double glazed entrance door with frosted glazing, supporting beams to the ceiling, four double wall lights and a feature central bricked open fireplace with multi burning Belgium stove in black, beams to the ceiling, TV input and an internal door allows access through to;

Kitchen

7' 3" x 11' 6" (2.20m x 3.50m)

With a rear uPVC double glazed window and adjoining uPVC double glazed entrance door allowing access to the garden. The kitchen includes a range of light blue low level units, drawer units and wall units with brushed aluminium style pull handles and patterned working top surfaces incorporating a single stainless steel sink unit with block mixer tap and drainer to the side, space for a free standing cooker, plumbing for a washing machine, space for a fridge and freezer, tiled flooring, supporting beam to the ceiling and a door allowing access to the first floor accommodation via a single flight staircase with adjoining grab rail and an internal door allows access through to;





Ground Floor Bathroom

8' 6" x 6' 8" (2.60m x 2.04m)

With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, panelled bath with shower attachment and a pedestal wash hand basin and oak style vinyl flooring.

First Floor Landing

Has a rear uPVC double glazed window, a built-in storage cupboard housing the Bosch gas boiler and barn style internal doors allow access off to;

Master Bedroom 1

11' 11" x 11' 2" (3.64m x 3.40m)

Has a front uPVC double glazed window.

Front Double Bedroom 2

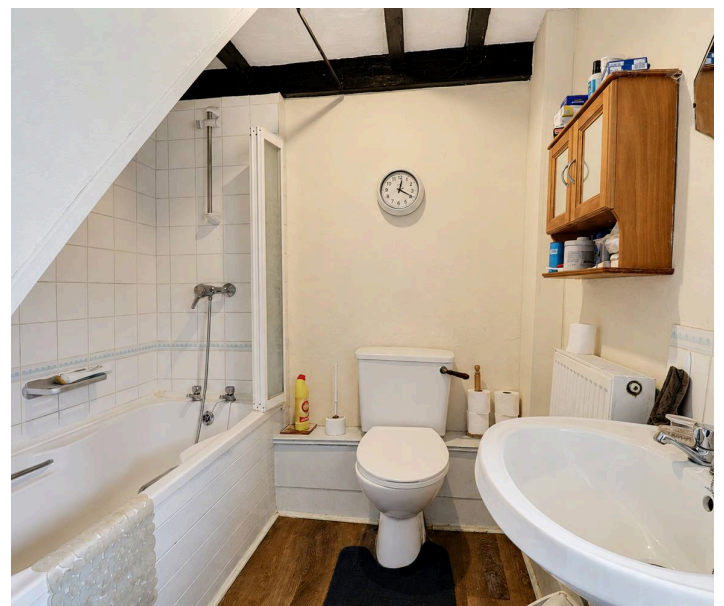
11' 10" x 10' 11" (3.60m x 3.34m)

Has a front uPVC double glazed window, dado railing, TV input and a bank of pine fitted wardrobes.

Rear Bedroom 3

8' 5" x 7' 5" (2.56m x 2.26m)

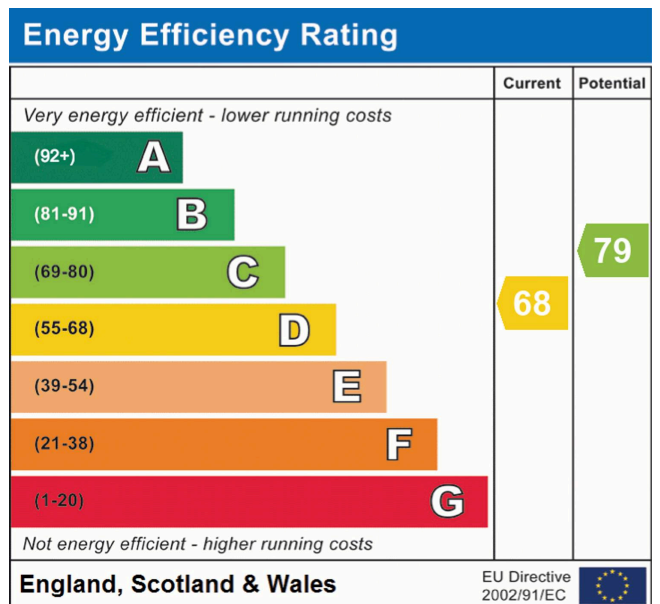
With a rear uPVC double glazed window.





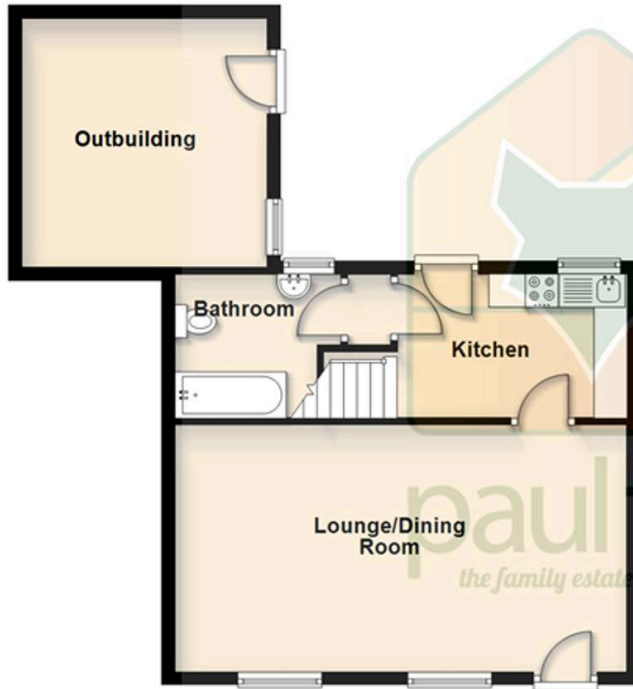
Grounds

To the rear of the property provides a south facing low maintenance gravelled garden with planted surrounding borders and a flagged patio seating area with stone bricked boundary walling and includes an adjoining stone built outbuilding. To the front provides a block boundary wall and a gravelled front garden with planted trees allowing access to the front entrance.



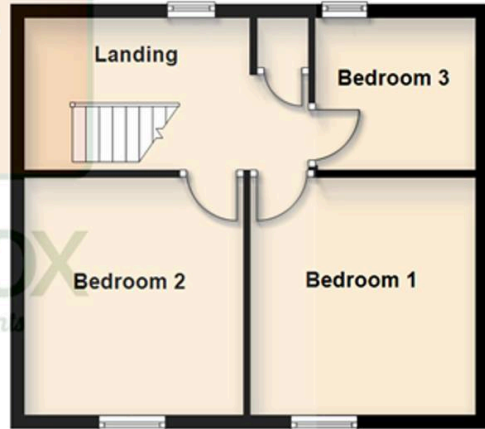
Ground Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



First Floor

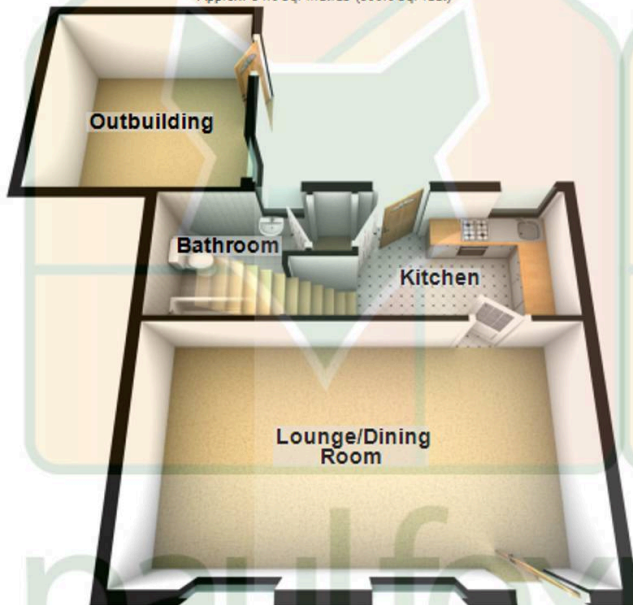
Approx. 40.9 sq. metres (439.9 sq. feet)



Total area: approx. 95.8 sq. metres (1030.8 sq. feet)

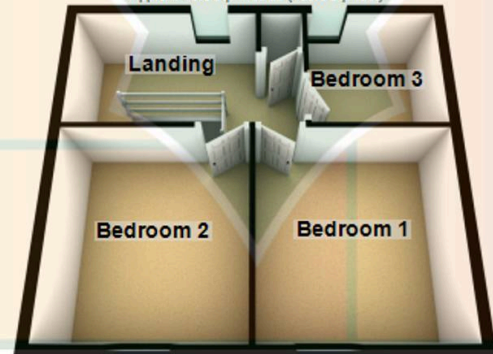
Ground Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



Total area: approx. 95.8 sq. metres (1030.8 sq. feet)

You can include any text here. The text can be modified upon generating your brochure