



**Lapwing Cottage,**  
Waddingham, DN21 4SX



Book a Viewing!

**£170,000**

Lapwing Cottage is a beautifully renovated Grade II listed Cottage overlooking Waddingham's picturesque village green. Combining period character with thoughtful modern upgrades, the property offers exposed beams, stone flooring and a feature inglenook fireplace with log burner, creating a warm and inviting living space. The Cottage has been carefully updated to balance heritage charm with everyday comfort, including a bespoke handmade Kitchen, stylish modern Bathroom, upgraded electrical fittings with USB sockets and practical Utility/Boot Room. The accommodation comprises a cosy Lounge with feature fireplace, Two Bedrooms, a well appointed Kitchen, Utility/Boot Room and modern Bathroom. To the rear there is a private enclosed courtyard garden with allocated off-road parking. Situated in the heart of this sought after Lincolnshire village, the Cottage enjoys open views across the green while remaining within easy reach of Brigg, Gainsborough and the Lincolnshire Wolds. Offered with no onward chain, Lapwing Cottage presents a rare opportunity to acquire a charming and well maintained period home in a peaceful village setting.



## Lapwing Cottage, Waddingham, DN21 4SX



### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – Not Required **Grade II Listed**

**COUNCIL TAX BAND** – TBC.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

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

### LOCATION

Waddingham is a picturesque semi-rural village benefitting from a beautifully designated Village Green and Beck, with other noteworthy features such as the Church of St Mary and St Peter, Methodist Chapel, Waddingham Primary School (Ofsted Rated - 'Good' ) and the Jubilee Village Hall. Waddingham is also within easy reach of good commuting links approx. 1.5 miles from the A15 and is conveniently located approx. 16 miles from Lincoln, 8 miles from Brigg and 10 miles from Scunthorpe.



#### LOUNGE

12' 7" x 12' 10" (3.84m x 3.91m) Having tiled flooring and exposed rustic feature beams to ceiling, 3x wall light points, radiator, window to the front elevation, an exposed brick inglenook style feature fireplace with inset log burner and shelving to each chimney breast recess.

#### KITCHEN

13' 1" x 7' 7" (3.99m x 2.31m) Having tiled flooring, 2x ceiling light points, exposed rustic feature beams to ceiling, window to the rear elevation, open stairs storage recess, radiator and door leading to the staircase to the upper floor. The Kitchen has a comprehensive range of fitted bespoke high quality wooden units with hardwood work surfaces over, tiling to splashbacks and upstands and an inset ceramic butler sink with mixer tap over, space for fridge freezer and 'Amica' oven with extractor over.



#### UTILITY ROOM

8' 6" x 7' 0" (2.59m x 2.13m) Having tiled flooring, radiator, ceiling light point, window to the rear elevation and rear courtesy door to the Rear Garden. Heating controls, electric consumer unit, large fitted rustic work surface and upstands with space for washing machine

#### BATHROOM

7' 3" x 7' 7" (2.21m x 2.31m) A luxury modern bathroom suite to include vanity wash hand basin, WC, 'P shaped' panelled bath with double head direct feed shower over and side shaped splash-screen. Majority tiled walls and flooring, frosted window to the side elevation, ceiling light point, extractor and towel rail/radiator.



#### FIRST FLOOR LANDING

With doors to both bedrooms and cupboard housing the gas fired central heating combi boiler.

#### BEDROOM 1

13' 1" x 12' 3" (3.99m x 3.73m) Having window to the front elevation with far-reaching views across the Green, 3x wall light points, radiator, exposed brick chimney breast and bedroom furniture recesses in each chimney breast alcove.



#### BEDROOM 2

8' 1" x 6' 10" (2.46m x 2.08m) L shaped room with single bed recess, ceiling light point, radiator and window to the rear elevation.



**WEBSITE**

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**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 thoroughly checked.

**GENERAL**

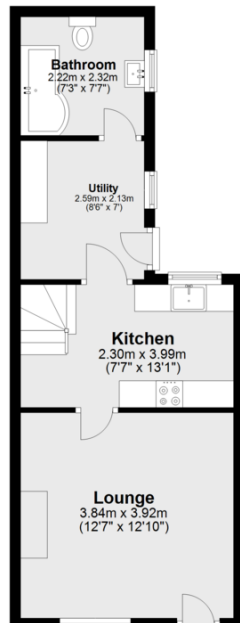
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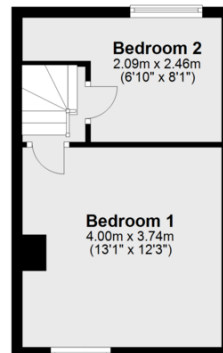
**Ground Floor**

Approx. 35.8 sq. metres (384.9 sq. feet)



**First Floor**

Approx. 23.4 sq. metres (252.1 sq. feet)



Total area: approx. 59.2 sq. metres (637.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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