



Laurel Cottage, Church Road, Waddingham, Gainsborough, DN21 4ST



Book a Viewing!

£475,000

A four bed roomed detached stone built home located in the heart of the village of Waddingham and is set back from the road in an elevated position within this quiet area, close to the village church. The property offers extremely versatile and flexible accommodation and is full of unique character and charm with oak features throughout. The property offers a large block paved area providing ample off road parking, which also gives access to a detached double garage and workshop and a private walled low maintenance garden. Internally the accommodation comprises of Porch, Kitchen Diner, Utility/Second Kitchen, Shower Room, Study, Family Room, Lounge with feature fireplace and log burner, Inner Hallway, Bedroom 1 with double doors to the rear garden and a large En-suite Bathroom, Conservatory and a Hallway with stairs rising to the First Floor Landing giving access to the three further Bedrooms and a Family Bathroom. There is the added benefit of underfloor heating in the Main Kitchen/Diner, Utility Room/Second Kitchen, Shower Room, Conservatory/Garden Room. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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.





PORCH

With UPVC double glazed windows, composite door and quarry tiled flooring.

KITCHEN DINER

19' 2" x 14' 0" (5.84m x 4.27m), with two timber windows, partly tiled flooring with underfloor heating, fitted with a range of wall, base units and drawers with granite work surfaces over, tiled splashbacks, sink unit and drainer with mixer tap, range cooker with five ring gas hob, integrated microwave, integral fridge, fireplace with gas fire inset and radiator.

UTILITY / SECOND KITCHEN

19' 2" x 9' 1" (5.84m x 2.77m), with two timber windows, tiled flooring with underfloor heating, base unit with work surface over, tiled splashback, space for freestanding cooker, plumbing and space for washing machine, spaces for tumble dryer, dishwasher and fridge freezer, composite sink drainer, heated towel rail and a gas fired central heating boiler.



SHOWER ROOM

9' 0" x 3' 4" (2.74m x 1.02m), with timber window, low level WC, wash hand basin, walk-in shower area with drain, fully tiled walls, tiled flooring with underfloor heating, access to the roof void and hot water cylinder.



STUDY

9' 1" x 7' 0" (2.77m x 2.13m), with timber window and radiator.

FAMILY ROOM

12' 4" x 12' 0" (3.76m x 3.66m), with timber window and radiator.

LOUNGE

19' 9" x 13' 9" (6.02m x 4.19m), with two timber windows, feature fireplace with wood burner, exposed stone wall, beams to the ceiling, spotlighting, wall lighting and radiator.



INNER HALLWAY

With access to the conservatory and bedroom 1.

BEDROOM 1

20' 0" x 13' 6" (6.1m x 4.11m), with timber window, double doors, exposed brick wall, spotlighting, beams to the ceiling and radiator.

EN-SUITE

12' 6" x 9' 10" (3.81m x 3m), with tiled flooring, partly tiled walls, low level WC, two wash hand basins with cupboard space below, corner bath, walk-in shower area, two Velux windows, spotlighting, heated towel rail and access to the roof void.



CONSERVATORY

19' 8" x 10' 11" (5.99m x 3.33m), with timber windows, double doors, tiled flooring with underfloor heating and log burner.

INNER HALLWAY

With storage cupboard, tiled flooring and stairs to the first floor.

FIRST FLOOR LANDING

With timber window and radiator.

BEDROOM 2

13' 0" x 11' 3" (3.96m x 3.43m), with timber window and radiator.



BEDROOM 3

12' 8" x 9' 6" (3.86m x 2.9m), with timber window and radiator.

BEDROOM 4

9' 5" x 9' 5" (2.87m x 2.87m), with timber window and radiator.

BATHROOM

8' 0" x 6' 8" (2.44m x 2.03m), with timber window, exposed floorboards, fully tiled walls, low level WC, wash hand basin with cupboard space below, bath with electric shower over and heated towel rail.



OUTSIDE

The property has a large blocked paved area providing ample off road parking which also gives access to the detached garage and workshop. The rear of the property offers a low maintenance garden with a paved courtyard. There is also a small lawned area to the front with a stone flowerbed.

NOTE

The vendor has advised us that there is a right of way over the green area to the front of the property providing access onto the driveway.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.n

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Stiles & Partners, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilon 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 and J Water 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.

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

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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

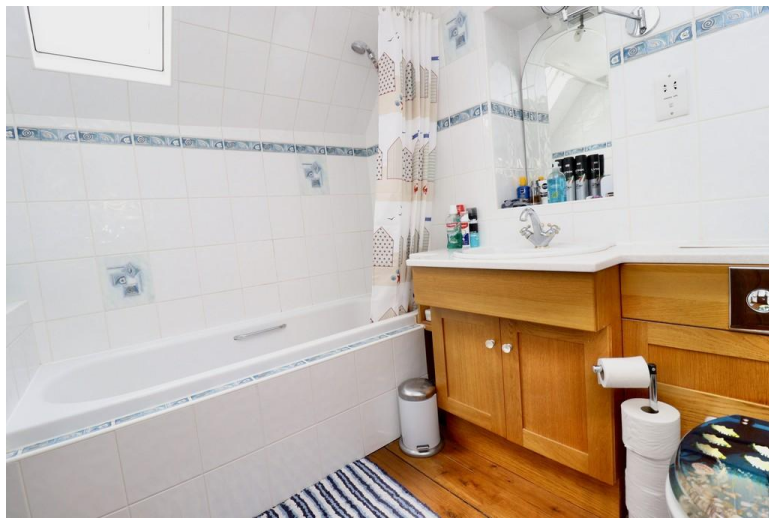
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the information of the vendors (Lessors) for whom they act as Agents given to them.

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 161.4 sq. metres (1737.6 sq. feet)

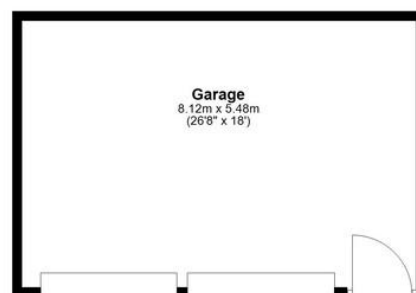


Main area: Approx. 208.1 sq. metres (2240.4 sq. feet)
Plus garages, approx. 44.5 sq. metres (478.9 sq. feet)

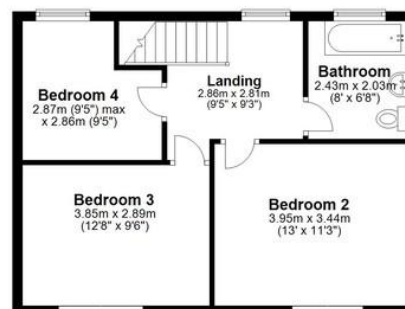
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

Garages
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 44.5 sq. metres (478.9 sq. feet)



First Floor
Approx. 46.7 sq. metres (502.7 sq. feet)





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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.