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Village & Country



THE COTTAGE, CHURCH LANE, WADDINGHAM. DN21 4SU

This is a very attractive 18th century cottage full of charm and character, situated on a quiet lane close to the Church in this much sought after north Lincolnshire village. The property has retained many of its original features. The accommodation comprises; Dining Room, Sitting Room, Snug, Dining Kitchen, Conservatory; Master Bedroom with En-suite, Guest Bedroom, Bathroom and two further Bedrooms to the first floor; with a fifth Bedroom to the second floor.

Additional two storey annexe having Shower Room, Office, Storeroom and substantial Games/Family Room; which could be used for a variety of uses, including office accommodation (subject to necessary consents). There is a double garage, screened front garden and good size enclosed garden to the rear.

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THE AREA

Waddingham village has a range of amenities which include primary and secondary schools, village hall and post office. There are good road connections out into the area to nearby Gainsborough with its well respected Grammar School and Marshalls Yard shopping centre; M180 giving access west to Sheffield and Leeds and east to Hull.

ACCOMMODATION

The property is accessed via a solid wood door with glazed panels having external light fitting above. **HALLWAY** has a cloak cupboard, under stairs storage cupboard, carpeted stairs to first floor, beamed ceiling, radiator, ceiling and wall light fitting and power points.

DINING ROOM [17' x 8' 6" (5.18m x 2.59m)] of excellent proportions having two double glazed leaded light windows to the side elevation; beamed ceiling, exposed brick inglenook fireplace set on a tiled hearth with a beam above. Radiator, carpeted floor, serving hatch into dining kitchen, wall lights and power points.



Dining room

SITTING ROOM [11' 10" max x 10' 11" (3.60m x 3.32m)] a charming and restful room having outlook over the front garden; beamed ceiling, exposed brick chimney breast with gas fire inset, ceiling and wall lights. Radiator, carpeted floor and power points.



Sitting room

SNUG [9' 4" x 8' 10" (2.84m x 2.69m)] a lovely room having two windows overlooking the patio/seating area; exposed brick fireplace and chimney breast, beamed ceiling and ceiling and wall light fittings. Window through to dining kitchen, carpeted floor, radiator and power points.



Snug

DINING KITCHEN [23' 1" x 7' 7" max (7.03m x 2.31m)] a bright and fully fitted family kitchen with the bonus of a dining area having a variety of base and eye level units with fitted work surfaces, inset ceramic single bowl sink unit with mixer taps and tiling to at least dado rail height. Double glazed window overlooking the delightful rear garden and glazed serving hatch into the snug. Space for a freestanding fridge/freezer, dishwasher and cooker; cooker hood and built in shelves with down lighters. Beamed ceiling, spot light fittings, radiator, vinyl floor covering and power points.



Dining kitchen

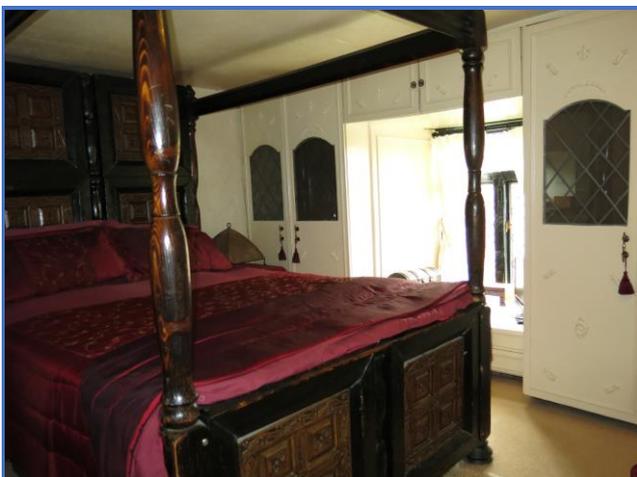
CONSERVATORY [19' 7" x 8' 9" (5.96m x 2.66m)] accessed from the dining kitchen with double glazed French doors and windows to the rear garden. Exposed stone wall, tongue and groove ceiling with inset down lighters, beamed ceiling, radiator and tiled floor.

INNER LOBBY/LAUNDRY AREA [13' 5" x 5' 3" max (4.59m x 1.60m)] having stainless steel sink unit with taps; space for washing machine, shelving, radiator, cork flooring and power points.

FIRST FLOOR

LANDING having carpeted floor, wall light fittings and power points.

MASTER BEDROOM/1 [12' into bow window x 11' 10" (3.65m x 3.60m)] having double glazed window overlooking the front garden and the village church beyond; built in wardrobes, carpeted floor, radiator, light fitting and power points.



Master bedroom



En-suite

EN-SUITE [8' 10" x 5' 9" (2.69m x 1.75m)] having fully fitted suite comprising; shower cubicle with fitted Aquatronics 1 shower and tiling to full height throughout; low level WC, bidet and pedestal wash hand basin. Double glazed window overlooking the rear garden; carpeted floor, radiator and light fittings.

GUEST BEDROOM/2 [11' 9" x 10' 9" (3.58m x 3.27m)] having double glazed window to front garden; built in wardrobes, carpeted floor, radiator, light fittings and power points.



Guest bedroom

BEDROOM 3 [11' 11" max x 7' 8" (3.63m x 2.34m)] having three double glazed windows with side and front elevations; built in wardrobes, carpeted floor, light fitting and power points.



Bedroom 3

BEDROOM 4 [11' 2" x 7' 9" (3.40m x 2.36m)] of good proportions having three small double glazed windows to the side and rear elevations; carpeted floor, radiator, light fitting and power points.

FAMILY BATHROOM [8' 9" x 8' 7" ~ (2.66m x 2.61m)] having double glazed window to side elevation; fully fitted suite comprising bath with shower attachment and screen over; low level WC, wash hand basin with tiled splash back areas and radiator.



Bathroom

SECOND FLOOR

BEDROOM 5 [20' 1" x 8' 7" (6.12m x 2.61m)] having two double glazed windows overlooking the front garden; sloping ceilings, built in storage cupboards, numerous access points to roof void providing additional storage space, carpeted floor, light fitting and power points.



Bedroom 5

TWO STOREY ANNEXE:

GAMES/FAMILY ROOM [40' 3" x 10' (12.26m x 3.05m)] a superb room having the potential to be adapted to suit the family requirements; four windows with outlooks to the side and front elevations; carpet tiles to the floor, spot light fittings and power points.

SHOWER ROOM [12' 11" x 2' 9" (3.93m x 0.84m)] having shower cubicle with fitted Redring shower, tiling to full height, heated towel rail/radiator, down lighters, vinyl floor covering and extractor unit.

OFFICE [13' x 8' 5" (3.96m x 2.46m)] having double glazed window to both the side and front elevations; beamed ceiling, carpeted floor, light fitting and power points.



Office

STOREROOM [13' x 8' 1" (3.96m x 2.46m)] having glazed windows to both front and side gardens; beamed ceiling, carpeted floor, light fitting and power points.

OUTSIDE

The front garden is screened from the lane by hedging with the main garden area laid to lawn with an abundance of established trees, flowering plants and shrubs. Access to the seating area adjoining the conservatory which links the main house to the two storey annexe building. **DOUBLE GARAGE** [21' 10" x 10' 1" max (6.65m x 3.07m)] having hinged double doors to the driveway, wooden door and glazed window to rear garden, concrete base, fitted shelving, light fittings and power points.

The excellent family rear garden has lots of social space with a separate fruit/vegetable plot and lovely views across to the nearby church and grounds. The garden is mainly laid to lawn with flower beds and borders containing an abundance of flowering plants and shrubs. A mixture of trees and hedges to the boundaries as appropriate and an outside water butt.



Full aerial photo

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
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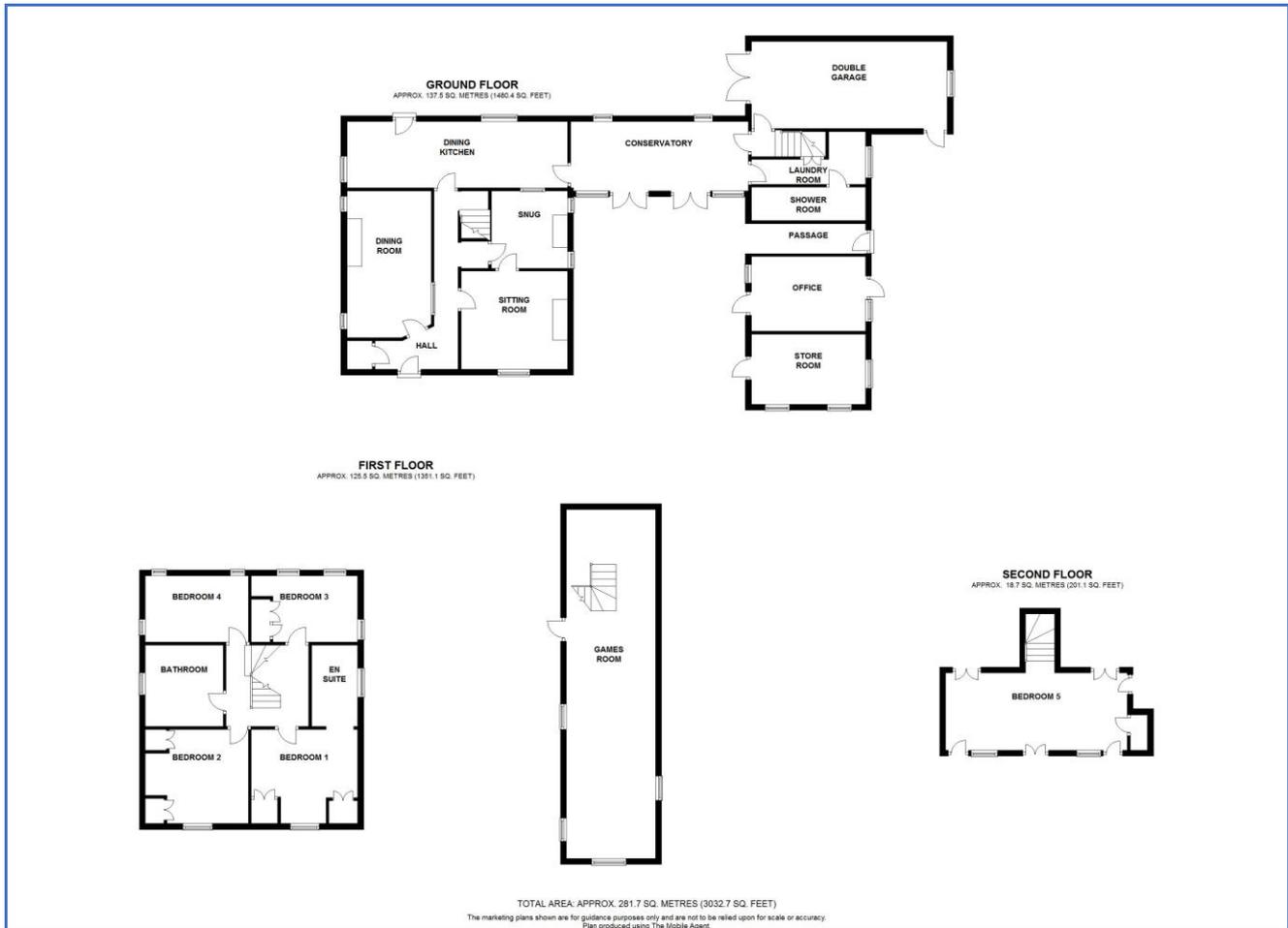


Rear garden with view over nearby Church



Cottage and adjoining annexe.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Key: (12 plus) - lower utility costs			Key: (12 plus) - lower CO ₂ emissions		
Current	Potential		Current	Potential	
(92 plus)	A		(92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(58-68)	D		(58-68)	D	
(49-54)	E		(49-54)	E	
(31-38)	F	27	(31-38)	F	27
(11-20)	G		(11-20)	G	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating, the less impact it has on the environment.		



Brochure revised 22.1.15

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