



**3 Millers Court,
Waddingham,
Gainsborough,
Lincolnshire, DN21 4AX**

Asking Price: £209,995

EPC: To be confirmed (0)

Council Tax - B

To be advised



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To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Accommodation Summary:

- AN ATTRACTIVE MODERN SEMI-DETACHED HOUSE
 - NO UPWARD CHAIN
- PRIVATE VILLAGE DEVELOPMENT
- STYLISH OPEN PLAN KITCHEN DINING LIVING
 - FRONT LOUNGE
 - 3 BEDROOMS
 - MASTER EN-SUITE
- MAIN FAMILY BATHROOM
- PRIVATE ENCLOSED REAR GARDEN
 - OFF STREET PARKING

Description:

A most attractive brick and stone built semi-detached house set within a select modern development in the popular semi-rural village of Waddingham. The well appointed and proportioned accommodation being sold with the ease of no onward chain briefly comprises, entrance hallway, cloakroom, front living room, large open plan living/dining kitchen with French doors out to the rear patio area. The first floor provides a central landing leading to 3 bedrooms with a master en-suite shower and main family bathroom. The front provides parking for two vehicles and side gated access to a fully enclosed private rear garden being principally lawned with a flagged patio.

Rooms:

Front Entrance Hallway

Includes an attractive front entrance door with frosted glazing, a dog legged staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, a wall mounted alarmed keypad, under the stairs storage cupboard and attractive oak doors leads to;



Cloakroom

Enjoys a low flush WC in white and a pedestal wash hand basin with tiled splash backs, continuation of laminate flooring, extractor fan and inset ceiling spotlights.

Front Lounge

15'1" x 9'2" (4.6m x 2.8m). With a front uPVC double glazed window and TV input.

Stylish Open Plan Living/Dining Kitchen

24'2" x 19'5" (7.37m x 5.92m). Has rear French double glazed doors allowing access to the patio with adjoining side lights and a side uPVC double glazed window with frosted glazing. The kitchen enjoys a range of modern grey gloss fronted low level units, drawer units and wall units with brushed aluminium style pull handles and a laminate working top surface incorporating a one and a half ceramic sink unit with drainer to the side and block mixer tap, plumbing for a washing machine, built-in Bosch electric oven with a four ring AEG induction hob, induction fridge freezer, plumbing for a dishwasher, laminate flooring, inset ceiling spotlights and attractive tiled effect to the rear wall with TV input.

First Floor Landing

Provides loft access and oak doors allowing access off to;

Master Bedroom 1

16'1" x 9'2" (4.9m x 2.8m). With a rear uPVC double glazed window, TV input and an oak door allows off to;



En-Suite Shower Room

Provides a two piece suite comprising a low flush WC, pedestal wash hand basin and a spacious walk-in shower cubicle with raised tray, overhead mains shower with shower attachment and tiled splash backs with folding glazed screen with inset ceiling spotlight, cushioned flooring, extractor fan and a wall mounted towel heater in white.



Front Double Bedroom 2

13'1" x 7'1" (4m x 2.16m). With a front uPVC double glazed window.

Rear Bedroom 3

9'10" x 9'2" (3m x 2.8m). With a rear uPVC double glazed window.

Family Bathroom

7'1" x 5'5" (2.16m x 1.65m). With a front uPVC double glazed window with frosted glazing and a three piece suite in white comprising a pedestal wash hand basin, a low flush WC, panelled bath with overhead chrome mains shower with glazed screen and fully ceramic tiled splash backs, cushioned flooring, inset ceiling spotlights and extractor fan.



Grounds

To the rear of the property provides a well kept private enclosed lawned garden with flagged patio area and decorative gravelled borders with planted shrubs. Access leads down the side via a pathway into the front which provides off street parking for two vehicles via a block paved driveway and a front perimeter flagged pathway allowing access to the entrance.

