



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



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.






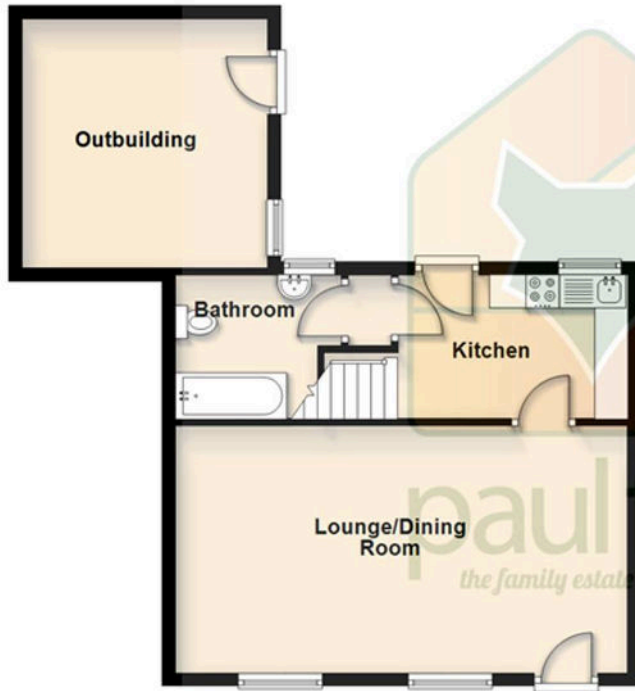
Grounds

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.

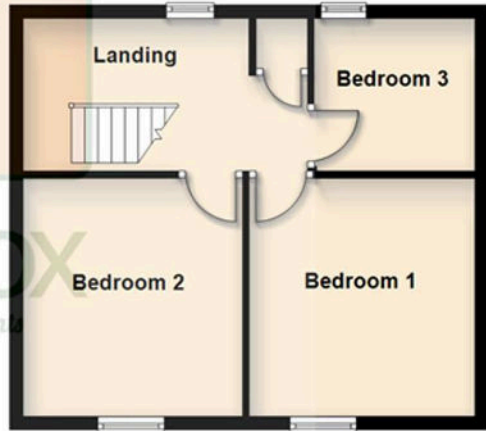


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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

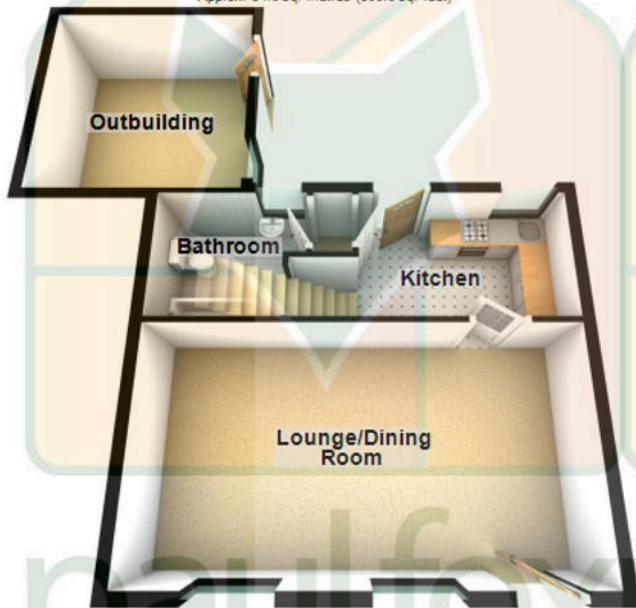


First Floor
Approx. 40.9 sq. metres (439.9 sq. feet)

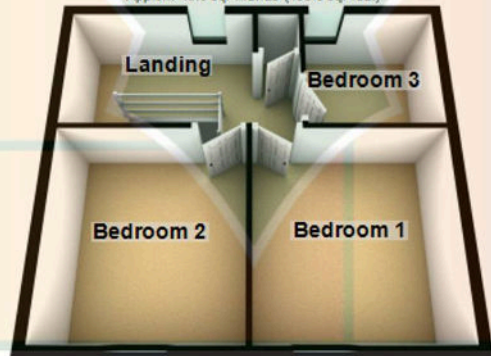


Total area: approx. 95.8 sq. metres (1030.8 sq. feet)

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