



**2 Fox Hall, Joshua Way,  
Waddingham,  
Gainsborough,  
Lincolnshire, DN21 4SH**

Asking Price: £287,000

EPC: D (57)  
Council Tax - B



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

### Accommodation Summary:

- • Impressive Georgian Frontage
- • Newly Refurbished Period Property
- • New Windows and Doors throughout
- • Three Bedrooms
- • Newly Fitted Kitchen and Bathrooms
- • Sunny Dining/Conservatory
- • Log Cabin Home Office / Gym
- • Private Location
- • Landscaped Gardens

### Description:

Number 2 Fox Hall is a charming three-bedroom semi-detached property located in the popular village of Waddingham. Recently refurbished to a very high standard, the house boasts three bedrooms, a family bathroom with both a bath and walk in shower, separate upstairs WC, double aspect living room, fitted kitchen with solid oak island and conservatory with quarry tiled floor for more formal dining. The property benefits from a newly installed mains gas fired combi boiler as well as two wood burning stove. The house has been re-wired and re-plumbed throughout. First refusal on the rental of 2.75 acres of well draining paddock land with shelter, under 1 mile from the property (approx 3 minutes drive) by separate rental negotiation with land owner. 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.





## Rooms:

**Entrance Hall** Beautifully bright and homely, the entrance hall boasts a walk in under-stairs storage area, radiator and wooden panelling with decorative window to new UPVC traditional style front door. Leading onto an open wooden staircase.

**Sitting Room** Dual aspect sitting room with newly fitted multi-fuel stove creates a bright yet cosy living space, perfect for all seasons.

**Bathroom** Large family bathroom housing both a bath and walk in shower with traditional style finishes and panelling. Extract, recessed waterfall shower head and spotlighting for the modern touch.

**Kitchen** The heart of this property, a large breakfast kitchen with newly appointed units, complete with AGA multifuel stove, tumbled limestone flooring and single range cooker with antique mirror back splash. The units house a built-in fridge/freezer and dishwasher, solid oak worktops and Belfast sink, makes the perfect family/entertaining space.

**Utility Room** In the same style as kitchen, there is space for washer, dryer and other cleaning appliances neatly tucked away.

**Conservatory** Currently used as a more formal dining area, the conservatory is bright and airy providing panoramic views of the garden whilst remaining private.

**Master Bedroom** A good sized master with plenty of room for King/Super King-sized bed, wall and ceiling lights, low level under window radiator and chimney breast with scope to reinstate traditional fireplace.

**Bedroom 2** A large, bright, double room with decorative fireplace.

**Bedroom 3** The cosiest room in the house with its deep window recess housing a Storm Evolution window.

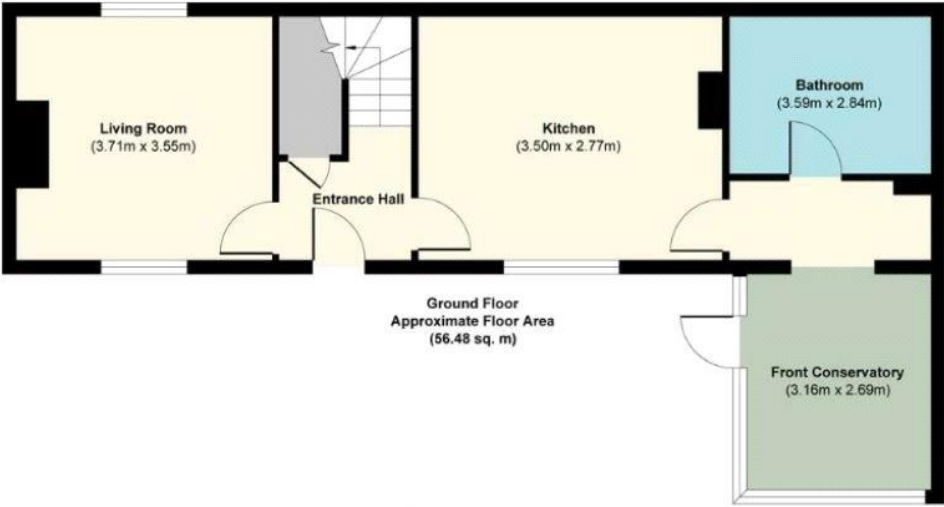
**WC** Traditional style fixtures and fittings and a large bright window, a WC serving the upstairs rooms.

**Grounds** On approach there is a gravel drive with parking for at least three vehicles. This private garden has been landscaped and is predominantly laid to lawn with a range of beds on the perimeter. Mature trees add structure whilst a picket fence helps secure the space for children or pets.

There is an excellent log cabin that benefits from electric lighting and heating. It is currently used as a gym and office space. To the side of the house there is further storage by way of refuse store and brick built shed.



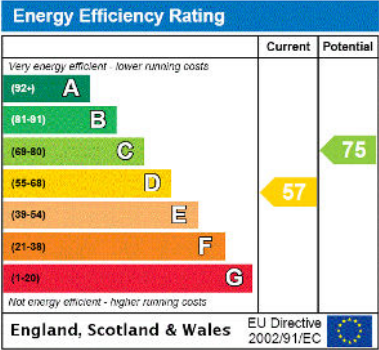
First Floor  
Approximate Floor Area  
(47.47 sq. m)



Ground Floor  
Approximate Floor Area  
(56.48 sq. m)

Approx. Gross Internal Floor Area 103.95 sq. m

Directions:



Local Authority:

Tenure: To be advised