



2 Fox Hall Joshua Way
Waddingham

MOUNT & MINSTER



- Newly Refurbished
 - Three Bedrooms
- Dual Aspect Living Room
 - Fitted Kitchen
 - Conservatory
- Log Cabin Home Office / Gym
 - Village Location
- Landscaped Gardens



MOUNT & MINSTER

INTRODUCTION

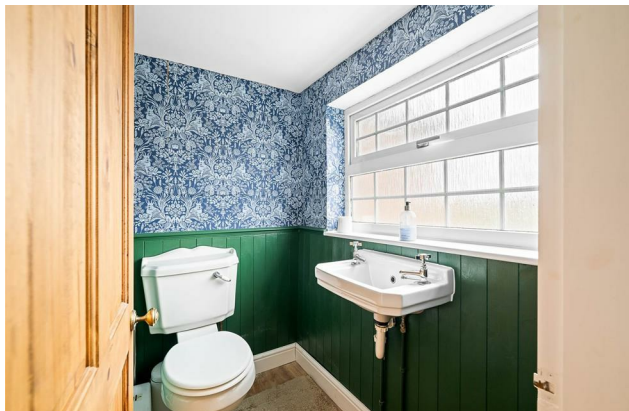
2 Fox Hall is a charming three bedroom property located in the popular village of Waddingham. Recently refurbished to a high standard the house boasts three bedrooms, a family bathroom with both a bath and walk in shower, separate upstairs WC, double aspect living room, fitted kitchen with island and conservatory with quarry tiled floor.

The property benefits from a newly installed mains gas fired combi boiler as well as a wood burning stove. The house has been re-wired and re-plumbed.

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.





OUTSIDE

On approach there is a gravel drive with parking for at least three vehicles. The front 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 garden from the drive.

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 a brick built shed.

Entrance Hall

Living Room

Bathroom

Kitchen

Utility Room

Conservatory

Master Bedroom

Bedroom Two

Bedroom Three

WC

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession upon completion

COUNCIL TAX

Band: B

West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D

VIEWINGS

Strictly via the Agents: 01522 716204

PARTICULARS

Drafted and photographs taken following clients' instructions of March 2024.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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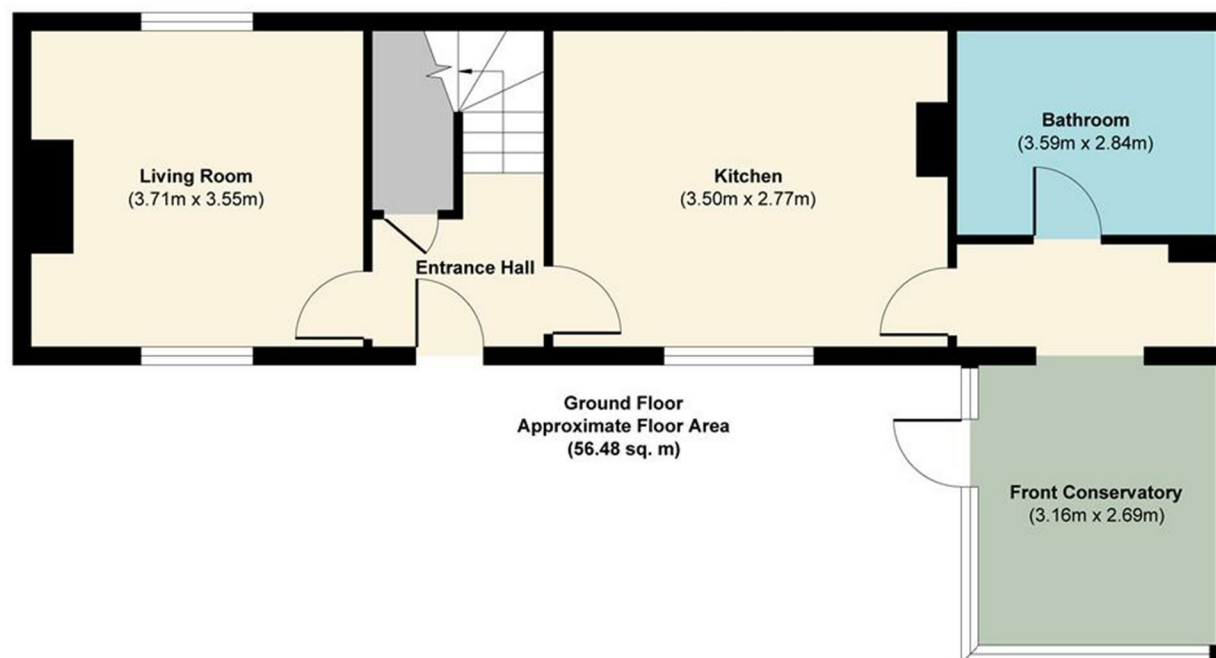
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





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
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

