



## Marquis House – Simply Stunning !

High Street, Waddingham, DN21 4SW







# Marquis House, High Street, Waddingham

This wonderful house by Platinum Developments is located in the heart of this attractive small Lincolnshire village with its beck and wide village green.

**Marquis House** is a 'premium redevelopment' of the old village public house, creating a home of some architectural significance and style for the village and offering in the region of 2,723 sq. ft. / 253 m2 GIFA, four bedroom family accommodation, appointed and finished to the quality for which Platinum Development homes are renowned. This house will be heated by an 'Eco-Future Proofed' Air Source Heat Pump heating system.

## ACCOMMODATION

**Entrance Lobby** attractively detailed having obscure leaded light styled double glazed front entrance door with decorative painted brick arch, tiled floor and radiator. Glazed panel door with bull's-eye lights through to

**Substantial Feature Hallway** with oak detailed return staircase up to first floor, tiled floor, high ceiling level, radiator and power points. Oak style feature door through to snug and very contemporary design oak and glazed panel double doors through to living dining kitchen and to:

**Sitting Room** having a pleasant outlook over the front of the property and across the High Street from the large picture window casement; high ceiling level, chimney breast with oak mantel, flagged hearth ready for the re-siting of a multi fuel stove if required; TV aerial point, LAN point and power points.

**Substantial Living Dining Kitchen** providing an outstanding hub to the home having views out over the village, large feature casement window and French doors providing access into the rear grounds.

**The Kitchen** area has been appointed to a high standard comprising eye-catching contemporary design fitted units, quartz work surface areas with inset stainless steel double sink with mixer tap and storage cupboard space below.





Concealed Beko dishwasher, built in separate concealed refrigerator and freezer units on either side and a range of wall cupboard units above. There is a good size centre island with quartz work surface and cupboard space beneath. To the opposite side of the room are further extensive quartz work surface areas running across the wall with cupboard space, and two tiers of three drawers. Two brush steel featured AEG ovens/grills below; AEG induction hob to surface with an accompanying pop up feature extractor unit and above two glazed china cabinets. High ceiling level, large tiled floor, high quartz splash backs to work surface areas, radiator, LED ceiling spotlight fittings, TV aerial point, LAN point and power points.

A good size **Living Dining** area is situated to one end. Open archway through to:

**Side Entrance Hall** with exterior door providing access out onto the grounds along the High Street, high ceiling level, large tiled floor, radiator, access to roof space, LED ceiling spotlight fittings and power points. Oak feature doors through to toilet, laundry room and

**Large Cloakroom** having a northerly outlook into the village, large tiled floor, radiator and power points. Oak style door through to a large walk in linen/broom cupboard containing the Tempest Heat Pump hot water cylinder, large tiled floor and power points.

**Substantial Laundry Room** with a southerly outlook over the rear driveway area; an attractive comprehensive range of contemporary style fitted units comprising stainless steel 1 1/2 bowl sink unit with cupboard space and room for appropriate laundry white goods beneath. The fitted work surface extends around adjoining walls with extensive cupboard space and room for a further laundry appliance below, a range of wall cupboard units above and a tall storage unit to one end. Large tiled floor, radiator, LED inset ceiling spotlight fittings and extractor vent.

**Downstairs Toilet** wonderfully appointed comprising wash hand basin with vanity top having toiletry cupboard space below and low-level WC with concealed cistern to one side. Attractive tiled walls to at least dado rail height and large tiled floor, radiator, inset LED spotlight fitting and extractor vent.

**Snug** a good size reception room with a very pleasant view over the grounds to the rear; radiator, TV aerial point, LAN points and power points. Oak style door through to:

**Family Room** having a large window casement with French doors providing access out onto the substantial garden patio area; high-pitched sloping ceiling level, attractive large floor tiles, radiator, TV aerial point, LAN point and power points. Oak style door through to:





**Home Office** with a very pleasant westerly outlook across the grounds, high pitched sloping ceiling level, radiator, four LAN points and power points.

**First Floor - Large Landing** having a view to the rear over the garden from the stairwell window and power points. Oak style doors to all adjoining accommodation.

**Master Bedroom** with a large feature window casement and a northerly outlook over the village; high ceiling level, TV aerial point, LAN point and power points. Archway through to: **Dressing Room** of good size with inset ceiling LED spotlight fittings and oak style door through to: **En-suite** having a good size corner shower cubicle with shower fitting and full height wall tiling, wash hand basin to vanity top with toiletry cupboard space below and low-level WC with concealed cistern. Tiled splash back and light touch illuminated vanity mirror above, tiled floor, contemporary design wall mounted ladderback style radiator/towel rail, inset LED ceiling spotlight fittings, electric shaver point and extractor vent.

**Bedroom 2** with a northerly outlook down over the front grounds of the house and beyond across the High Street and Redbourne Road into the village; high ceiling level, radiator, TV aerial point, LAN points and power points. Door to Jack 'n' Jill shower room.

**Bedroom 3** having a southerly outlook over the rear grounds, large feature window casement, high ceiling level, TV aerial point, LAN point and power points. Door to:

**Jack 'N' Jill En-suite** having a good size shower cubicle across one wall with shower fitting and full height wall tiling, attractive ceramic wash hand basin with accompanying vanity top and toiletry cupboard space below, wall mounted light touch illuminated vanity mirror above, tiled floor, LED ceiling spotlight fittings and extractor vent.

**Bedroom 4** of good proportions and having a northerly outlook over the front of the property.

**Family Bathroom** with a southerly aspect; panel bath, wash hand basin inset to vanity unit with tiled splash back and low-level WC with concealed cistern. Tall wall mounted heated towel rail..







Ground Floor

Approximate total area<sup>(1)</sup>  
1492.22 ft<sup>2</sup>  
138.63 m<sup>2</sup>

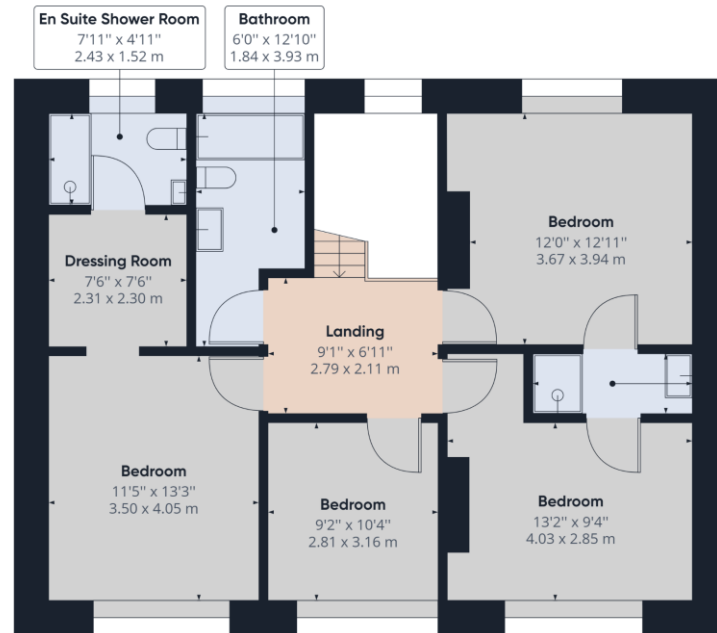
Reduced headroom  
43.19 ft<sup>2</sup>  
4.01 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92m)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area<sup>(1)</sup>  
841.06 ft<sup>2</sup>  
78.14 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## OUTSIDE

To the front of the house there is a small strip of formal garden which has been laid to lawn with accompanying borders containing an attractive range of colourful flowering plants.

There is a good size tarmac driveway area providing more than adequate parking for both family and visitors with double gates leading through to the landscaped rear grounds which benefit from having both southerly and westerly aspects. The French doors of the living dining kitchen and family room open onto a large flagged patio with a lawned garden area set to the south western corner. Set to the rear south eastern corner of the grounds is a wall enclosed raised patio terrace which exhibits some of the original old farm livestock brickwork detailing and is an ideal area for barbecues/ parties, hot tub and more.

There is an integral garden store to the rear of the house, an outside water tap, attractive exterior light fittings power points.

## THE DEVELOPERS

**Platinum Development Holdings Ltd** are very well respected East Midlands new home developers, always aiming to offer their customers an “exclusive, all inclusive” experience. That’s why all the ‘nice to have’s’ and the ‘must have’s’ are included as standard by this highly respected developer based in Retford, Nottinghamshire. Their developments are carefully picked by a land acquisition team and they focus on building homes where they would like to live and to a standard they would want in their own home.

They endeavour to bring the best value for money homes to the market that protect their customers investment with inclusive premium features that last well, retaining their looks and functionality as well as having enduring appeal.

## THE AREA

Waddingham is a charming, sleepy village, located in attractive open Ancholme Valley countryside with the Imposing rolling hills of the Lincolnshire Wolds, designated as being ‘An Area of Outstanding Natural’, set on the eastern horizon.

The village is less than 5 minutes from the A15 which conveniently runs south to historic Lincoln and its extensive range of services, and north to the M180 and Scunthorpe. The nearby small north Lincoln Cliff escarpment town of Kirton Lindsey offers up a very good range of local services with supermarkets, public houses, convenience stores, post office, pharmacy, chocolatier, fast food providers and restaurants, doctor’s surgery, hairdressers, barbers, primary and secondary schools and yet more. There are also good routes out to the market towns of Market Rasen, Brigg and Caistor which has an OFSTED outstanding grammar school.

## ENERGY PERFORMANCE RATING: B

**The hot water cylinder is a component of the market leading Mitsubishi Electric heat pump system.**

**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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