



Plot 3, Hammond Homes Marquis Gardens, High Street
Waddingham, Gainsborough, North Lincolnshire, DN21 4SW

BELL



Gardens, High Street, North Lincolnshire, DN21 4S

Waddingham is a charming, quiet 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.

[illegible]



COUNCIL TAX: – Tax band: New Build

ENERGY PERFORMANCE RATING: C

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 Sales office
43, Silver Street, Lincoln LN2 1EH

Tel: 01522 538888

Email: lincoln@robert-bell.org

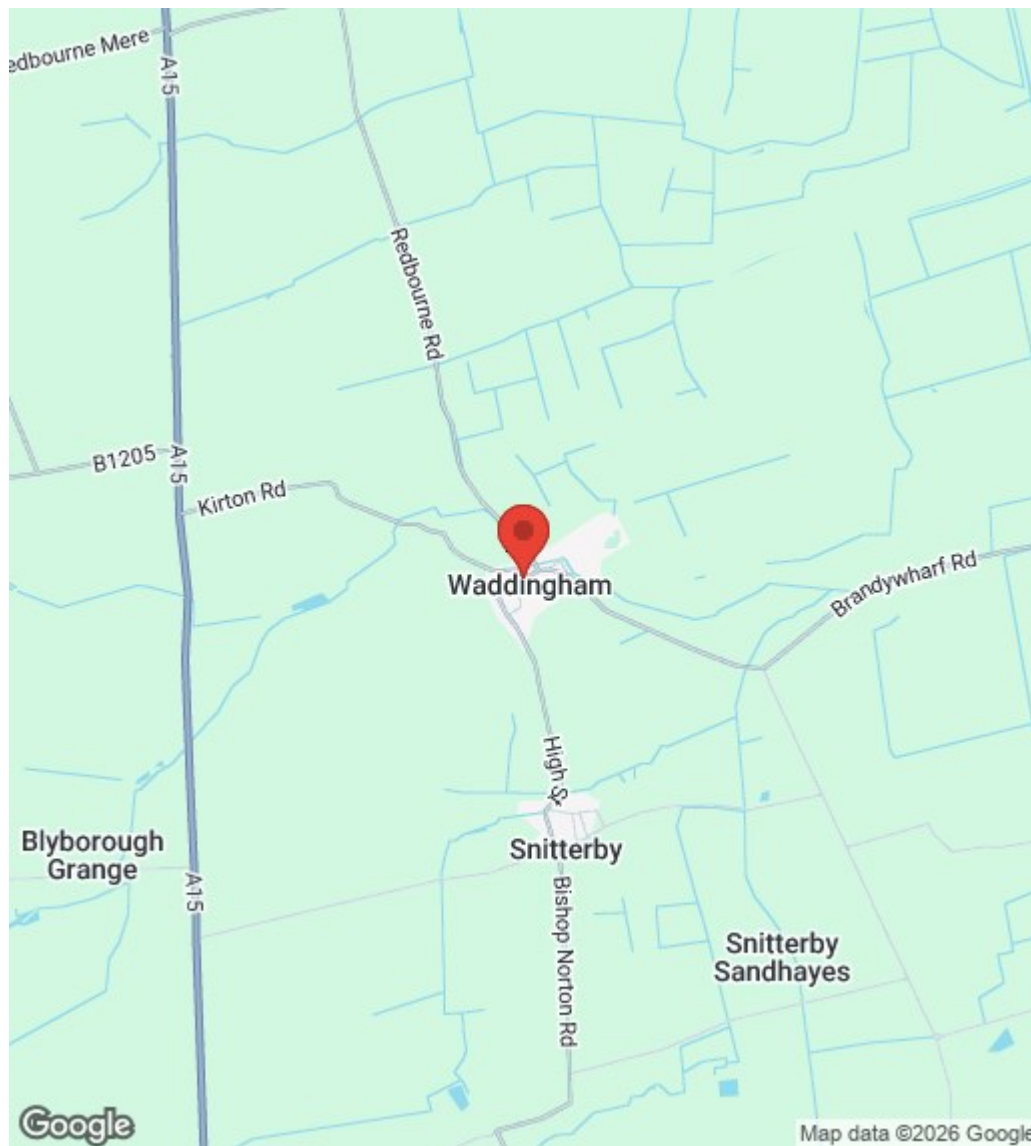
Website: www.robert-bell.org

Brochure prepared: 14th July 2026

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