

A large, square stone pillar with a grey and white textured finish. The words 'MARQUIS GARDENS' are engraved in a serif font on the upper right side of the pillar. The pillar is set against a clear blue sky and a row of stone houses in the background.

MARQUIS
GARDENS

A row of modern stone houses with gabled roofs and white window frames. In the foreground, a man in a light blue polo shirt and a woman in a floral dress and hat are walking. A small white dog is visible in the bottom left corner.

Plot 1, Hammond Homes Marquis Gardens, High Street

Waddingham, Gainsborough, North Lincolnshire, DN21 4SW

The Bell logo, featuring the word 'BELL' in a bold, white, serif font inside a blue, rounded rectangular frame with a red border.

BELL

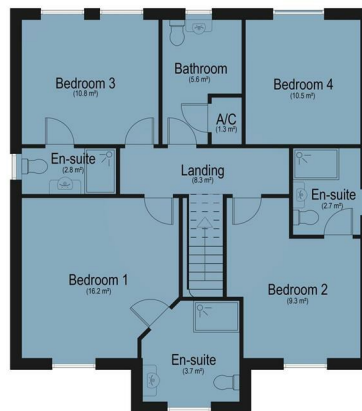
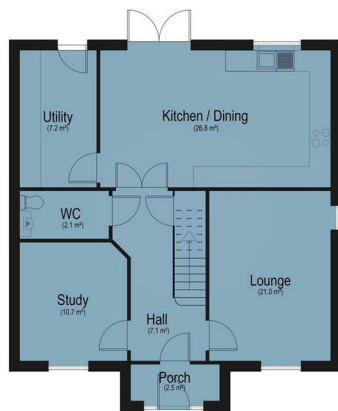




Plot 1, Hammond Homes Marquis Gardens, High Street, North Lincolnshire, DN21 4S

Part of the Hammond Homes Signature Collection, this beautifully crafted four-bedroom detached home combines contemporary design with exceptional quality throughout. Built by Hammond Homes, a family-run, multi award-winning developer, it features a bespoke Kutchenhaus kitchen with integrated NEFF appliances, solar panels, an air source heat pump, underfloor heating to the ground floor, smart home readiness, oak internal doors, fitted wardrobes to the principal bedroom, designer finishes, and a choice of floor coverings.

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.



ACCOMMODATION









COUNCIL TAX: – Tax band: New Build

ENERGY PERFORMANCE RATING: B

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

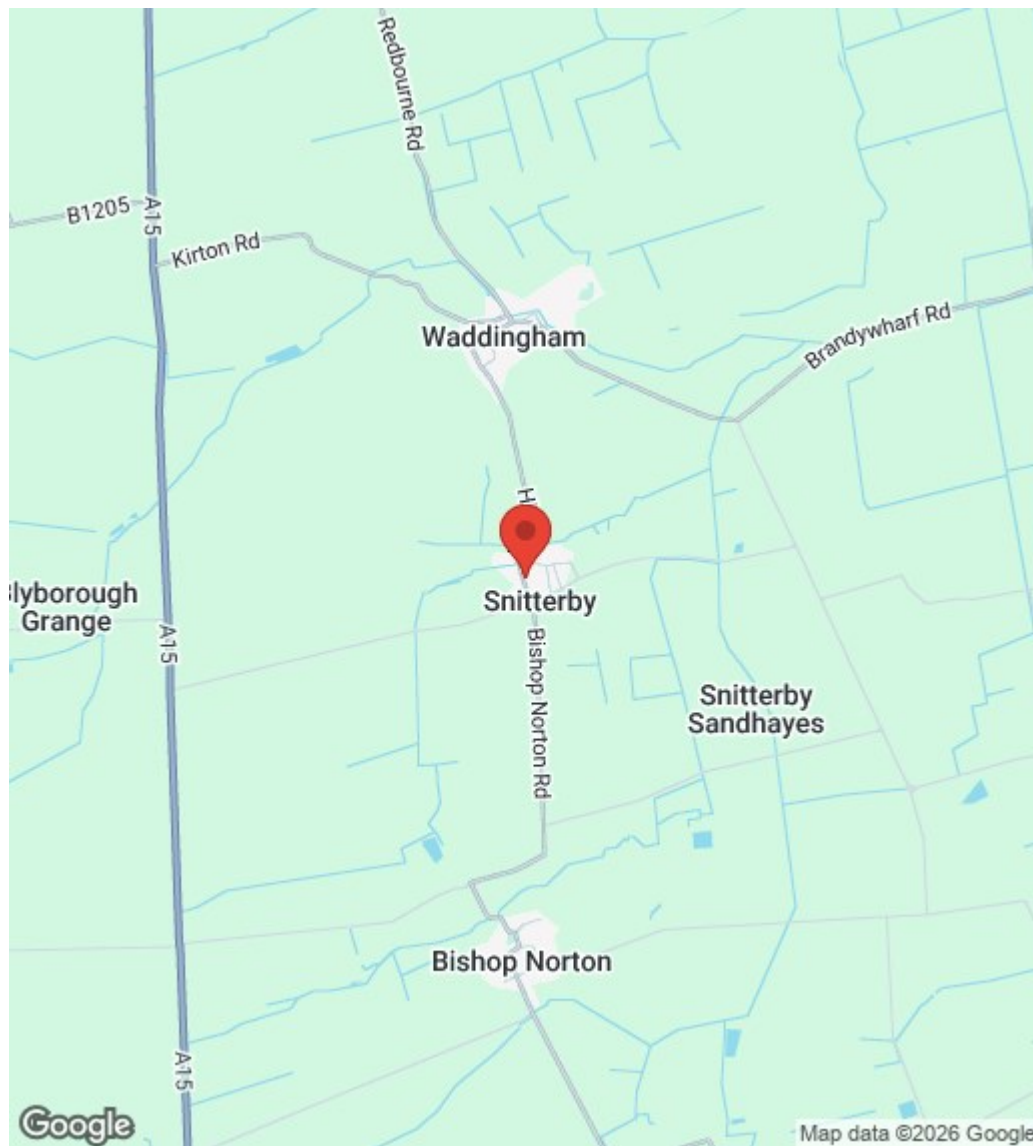
Website: www.robert-bell.org

Brochure prepared: 1st July 2026

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