

A large, square stone pillar with a grey and white patterned finish. The words "MARQUIS GARDENS" are engraved in a serif font on the 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 promotional image for Hammond Homes Marquis Gardens. It features a row of stone houses with gabled roofs and dormer windows. In the foreground, a man and a woman are walking a small white dog on a leash. The scene is set on a bright, sunny day with a clear blue sky.

Plot 5, Hammond Homes Marquis Gardens, High Street

Waddingham, Gainsborough, North Lincolnshire, DN21 4SW

The Bell logo, which consists of the word "BELL" in a bold, white, serif font. The text is enclosed within a blue rectangular frame with rounded corners and a red border.

BELL



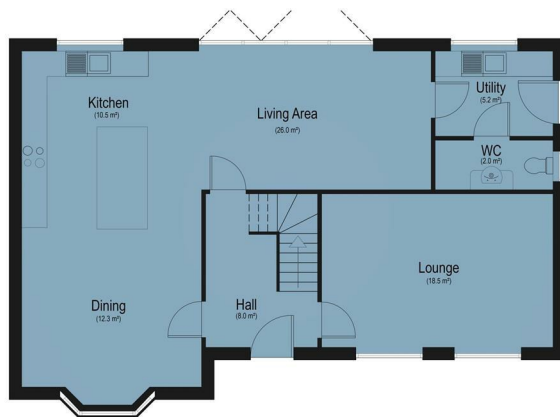


Plot 5, Hammond Homes Marquis

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

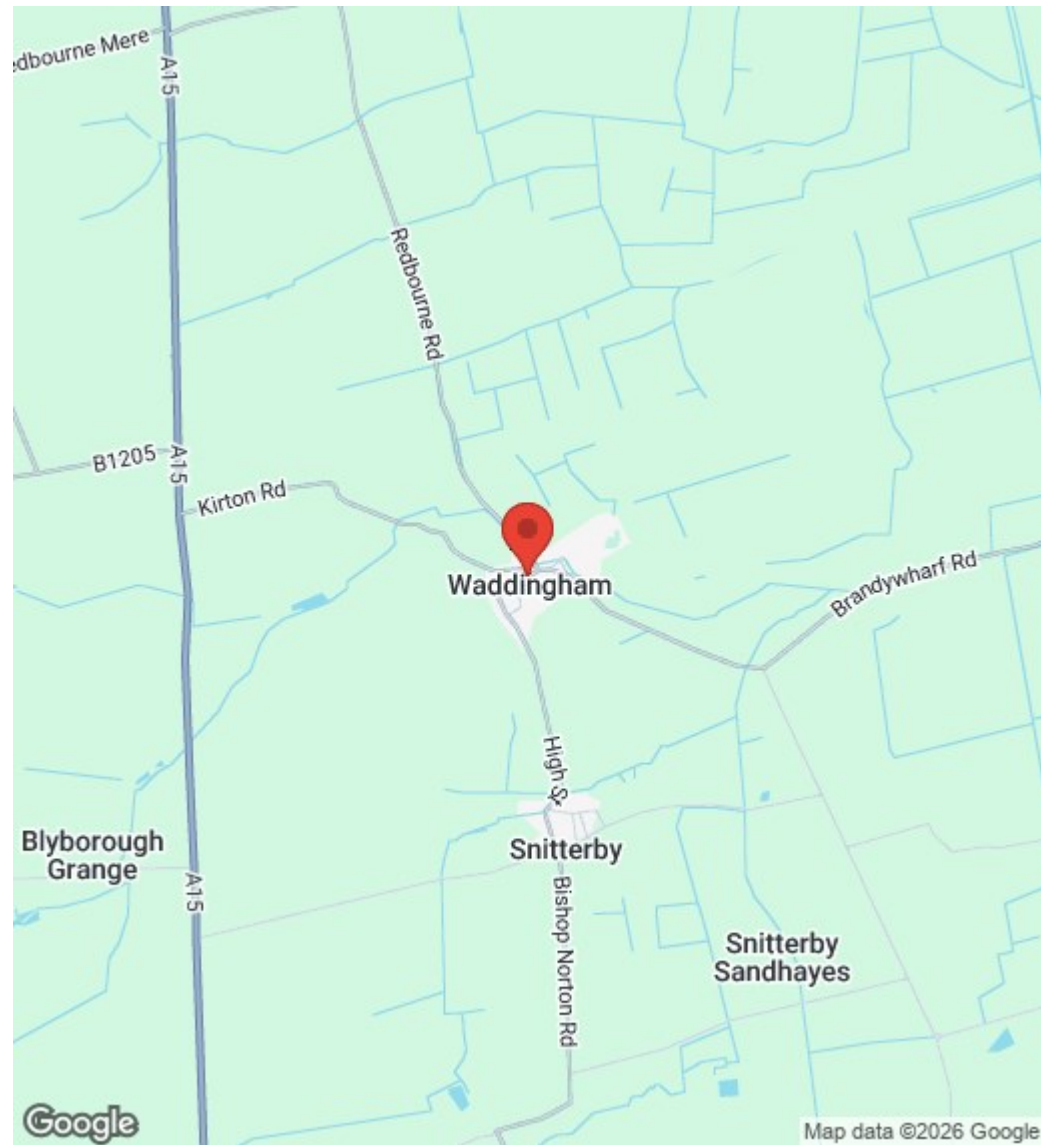
Website: www.robert-bell.org

Brochure prepared: 1st July 2026

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43, Silver Street, Lincoln, LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org
www.robert-bell.org

