



**Plot 7, Hammond Homes Marquis Gardens, High Street**  
Waddingham, Gainsborough, North Lincolnshire, DN21 4SW







## Plot 7, Hammond Homes Marquis

Gardens, High Street, North Lincolnshire, DN21 4S

Part of the Hammond Homes Signature Collection, this exceptional four-bedroom detached home offers an enhanced specification with additional upgrades and extras included within the sale price. Built by Hammond Homes, a family-run, multi award-winning developer, the home includes a bespoke Kutchenhaus kitchen with integrated NEFF appliances, solar panels, an air source heat pump, underfloor heating to the ground floor, smart home features including lighting and sockets, 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](mailto:lincoln@robert-bell.org)

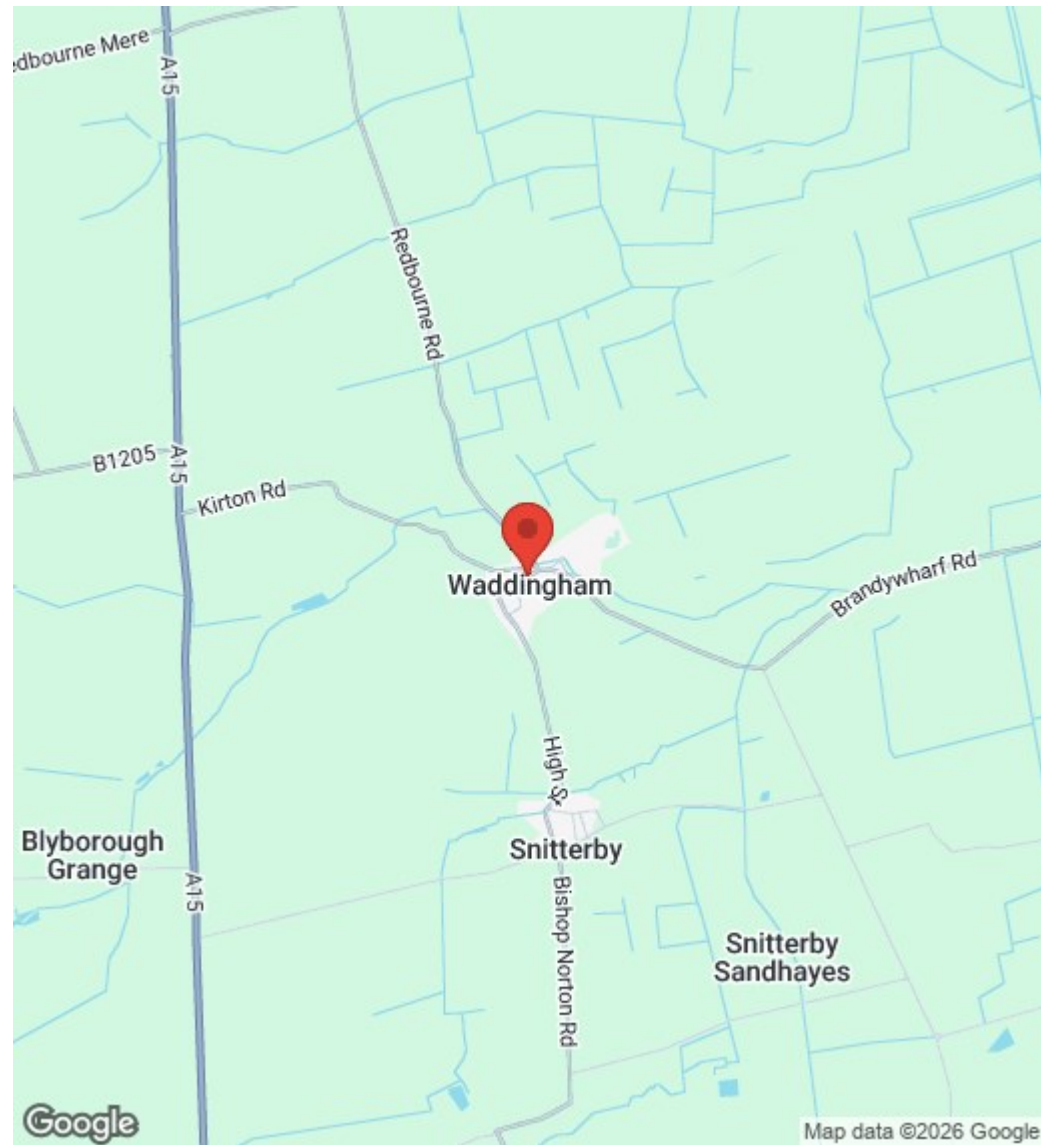
**Website:** [www.robert-bell.org](http://www.robert-bell.org)

**Brochure prepared:** 2nd July 2026

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