



**30c Main Street, Dorrington,
Lincoln, LN4 3PX**



Book a Viewing!

£550,000

An immaculately presented and beautifully crafted Detached Bungalow, built in 2024 and set within an exclusive cul-de-sac of just four individually designed homes. Located down a private driveway in the rural yet well connected village of Dorrington, this exceptional property offers a peaceful countryside setting while remaining convenient for Sleaford, Lincoln, and the nearby villages of Ruskington and Metherringham, the latter offering a direct rail connection. This superb home provides approximately 137m² of well planned living space, finished to an outstanding specification throughout. Features include underfloor heating, oak finished internal doors, and a bespoke contemporary Kitchen with sleek slate effect worktops and premium NEFF integrated appliances, perfect for modern living and entertaining. The accommodation comprises a welcoming Reception Hallway, a spacious Living Room with aluminium bi-fold doors opening onto the garden, and a generous Kitchen Dining Room with further bi-fold doors, creating an ideal space for socialising and enjoying the view. There are Three Double Bedrooms, including a principal Bedroom with En-suite Shower Room, together with a stylish Family Bathroom and a practical Utility Room providing access into the double garage. One of the property's standout features is its superb south facing rear garden, which is both generous in size and enjoys open field views offering peace, privacy, and a wonderful setting to relax or entertain outdoors. To the front, a gravelled driveway provides ample off-street parking for several vehicles and leads to a double garage with electric roller door, lighting and power. This is a rare opportunity to acquire a high quality modern bungalow in a sought after village setting, combining thoughtful design, energy efficient construction, and stunning countryside views.

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SERVICES

All mains services available. Air source heat pump. Underfloor heating.

EPC RATING — B.

COUNCIL TAX BAND — E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Dorrington is a picturesque village ideally situated just 7 miles north of Sleaford and 12 miles southeast of Lincoln, offering the perfect blend of rural charm and convenient access to nearby towns and transport links. The village enjoys a friendly community atmosphere and a peaceful countryside setting, with Ruskington railway station only 2 miles away providing regular services to larger centres.



A regular X31 bus service connects Dorrington with surrounding villages, while a well-stocked Londis shop has recently opened, adding to the local amenities. Nearby villages include Ruskington, Digby, Ashby de la Launde, and Metherringham.

ACCOMMODATION

HALLWAY

Approached via a part glazed composite door with two full height opaque glazed side windows, the hallway provides access to all principal rooms and includes an airing cupboard housing the hot water cylinder.



LOUNGE

17' 2" x 16' 2" (5.23m x 4.93m) A bright and spacious reception room with UPVC window to the side aspect and three panel aluminium bi-fold doors opening onto the rear garden. Includes a recessed fireplace with tiled hearth, television point, and underfloor heating.

KITCHEN/DINER

23' 11" x 14' 2" (7.29m x 4.32m) A superb open plan space ideal for family living and entertaining, with UPVC windows to both side and rear aspects and further bi-fold doors leading directly into the garden. The kitchen is fitted with a high quality bespoke range of contemporary units with slate effect worktops, ceramic hob with extractor, eye level double oven, 1½ bowl sink, built in fridge/freezer, and integrated dishwasher.



UTILITY ROOM

11' 8" x 5' 7" (3.56m x 1.7m) With half glazed UPVC door to side aspect, fitted with complementary units and slate effect worktop, stainless steel sink, and spaces for appliances. Personal door leading through to the garage.

BEDROOM 1

12' 8" x 10' 11" (3.86m x 3.33m) A well proportioned double bedroom with UPVC window to the front aspect, television point and underfloor heating.



EN-SUITE

7' 6" x 5' 1" (2.29m x 1.55m)

Beautifully finished and fitted with a modern three piece suite comprising a walk-in glazed and tiled double shower cubicle with twin head mains fed shower, close coupled WC, wall mounted vanity unit with wash hand basin, heated towel rail, ceramic tiled floor, and half height wall tiling.

BEDROOM 2

11' 5" x 11' 3" (3.48m x 3.43m) A generous double bedroom with UPVC window to the front aspect and underfloor heating.



BEDROOM 3

11' 3" x 11' 5" (3.43m x 3.48m) A further double bedroom with UPVC window to the side aspect, ideal for guests or use as a home office or hobbies room.

BATHROOM

10' 11" x 9' 7" (3.32m x 2.92m) Fitted with a contemporary three piece suite comprising panelled bath with twin head mains fed shower, close coupled WC, and wall mounted vanity unit with wash hand basin. Includes an opaque glazed UPVC window to the rear aspect, heated towel rail, ceramic tiled floor, and half height wall tiling.

GARAGE

18' 11" x 18' 9" (5.76m x 5.71m) With an electric roller door, personal door to the utility room, power and lighting.

OUTSIDE

The property forms part of a small and exclusive development of just four new build bungalows, positioned down a private driveway. To the front is a generous gravelled driveway provides ample off-street parking for multiple vehicles and leads to the double garage. To the rear there is south facing garden, immaculately maintained, and offering uninterrupted open countryside views. Generous in size, the garden is predominantly laid to lawn with a spacious patio seating area, providing the perfect spot for outdoor dining and entertaining.



WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

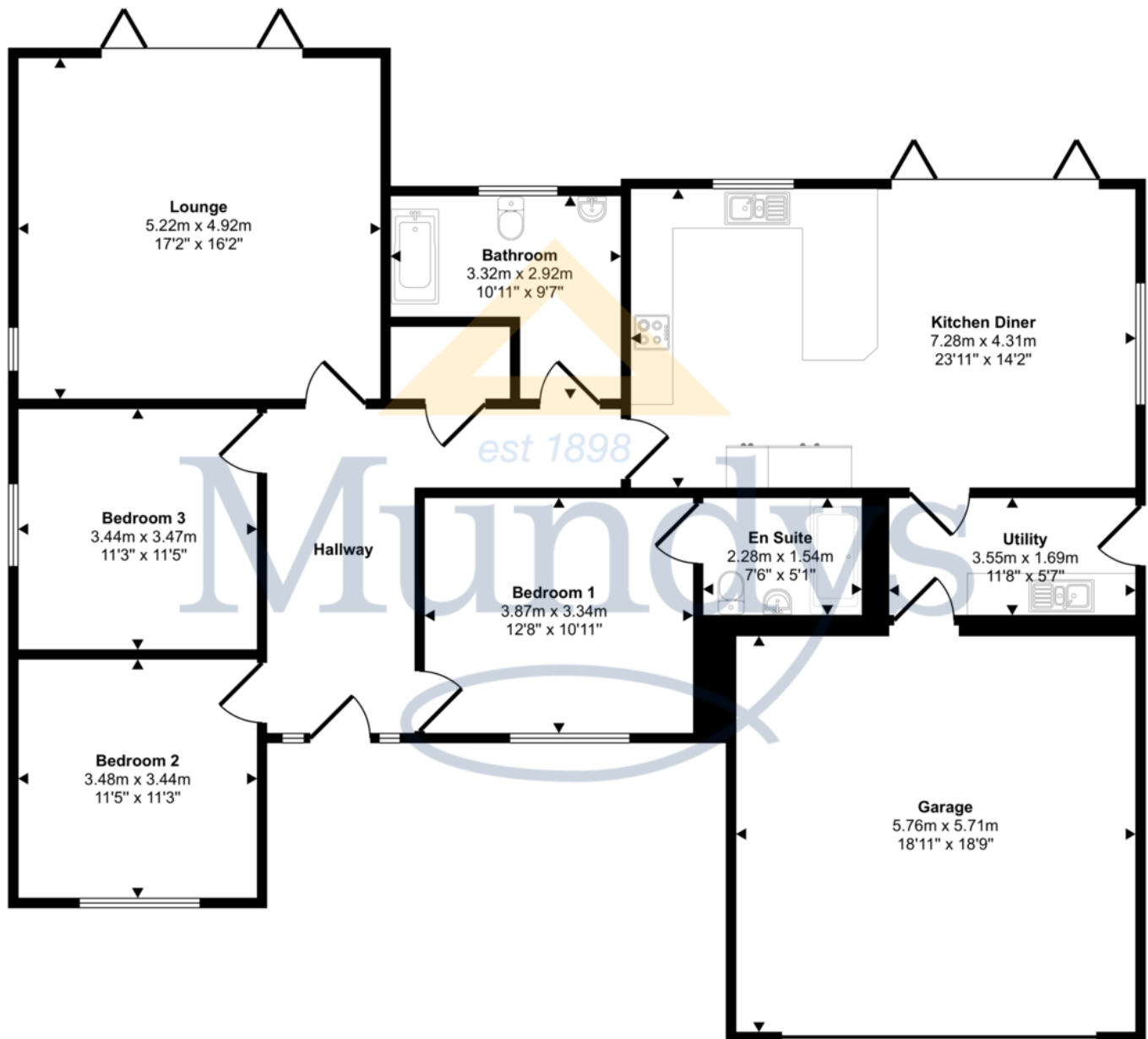
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Approx Gross Internal Area
169 sq m / 1824 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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