



Hawthorn Hill, Dogdyke, Lincoln, LN4 4XA

- Very well presented, SUPERB TWO DOUBLE bedroom, TWO bathroom, TWO open plan receptions, DETACHED property
- PETS ALLOWED at site owners discretion
- PRIVATE REAR and SIDE low maintenance fully fenced GARDENS including paved full width and side patios, quality artificial grass, coloured gravel borders
- MODERN soft closure fitted KITCHEN with APPLIANCES including stainless steel and glass fronted electric fan assisted oven, four ring gas hob, fridge freezer and washing machine
- Master WALK-IN WARDROBE with lighting, shelving and hanging rails, bedroom 2 with BUILT IN TRIPLE width soft closure wardrobe
- Brand NEW November 2017, 10 year WARRANTY, NO 'upward CHAIN' property
- TWO OFF ROAD block paved tandem PARKING SPACES
- GENEROUS dual aspect LOUNGE and open plan DINING ROOM, both rooms having bow windows
- MODERN BATHROOM with built in shelving, MODERN en-suite SHOWER room with corner quadrant shower and soft closure fitted vanity unit
- UPVC double glazed including external doors, Gas CENTRAL HEATING

Guide Price £129,995



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DESCRIPTION

This is a very well presented, superb two double bedroom, two bathroom, two open plan receptions, detached property, brand new November 2017 with a 10 year warranty having two off road block paved parking spaces, and low maintenance exterior including private rear and side gardens, all in the select Gattington Park small estate for retired and semi-retired couples or singles over 50 years of age that allows pets at the site owners discretion. Situated in beautiful countryside, having a local bus stop and only 2.5 miles from the well serviced large village of Coningsby that has its own new medical centre and dental practice and there is NO 'upward CHAIN'.

The property consists of 'L' shaped entrance hall with two built in cupboards, dual aspect lounge with feature fireplace and open plan to the dining room, both rooms having bow windows, modern soft closure cabinets fitted kitchen with appliances (including stainless steel and glass fronted electric fan assisted oven, four ring gas hob, fridge freezer and washing machine), modern bathroom with built in shelving, master bedroom with walk in wardrobe (having lighting, shelving and hanging rails) and en-suite shower room (having corner quadrant shower and soft closure fitted vanity unit), and second double bedroom with built-in triple width soft closure wardrobe.

Outside are two off road block paved parking spaces down the side of the property and a low maintenance exterior including coloured gravel front garden ideal for potted plants, private rear and side gardens with paved full width and side patios, quality artificial grass, coloured gravel borders, fully fenced and gated pedestrian access down both sides of the property.

The property, an Omar 'Tudor' 40 x 20 ft, also benefits from UPVC double glazing including external doors, external lighting, power and water supplies, gas central heating, walk in and built in wardrobes, built in cupboards, and majority of fittings and furnishings are included.

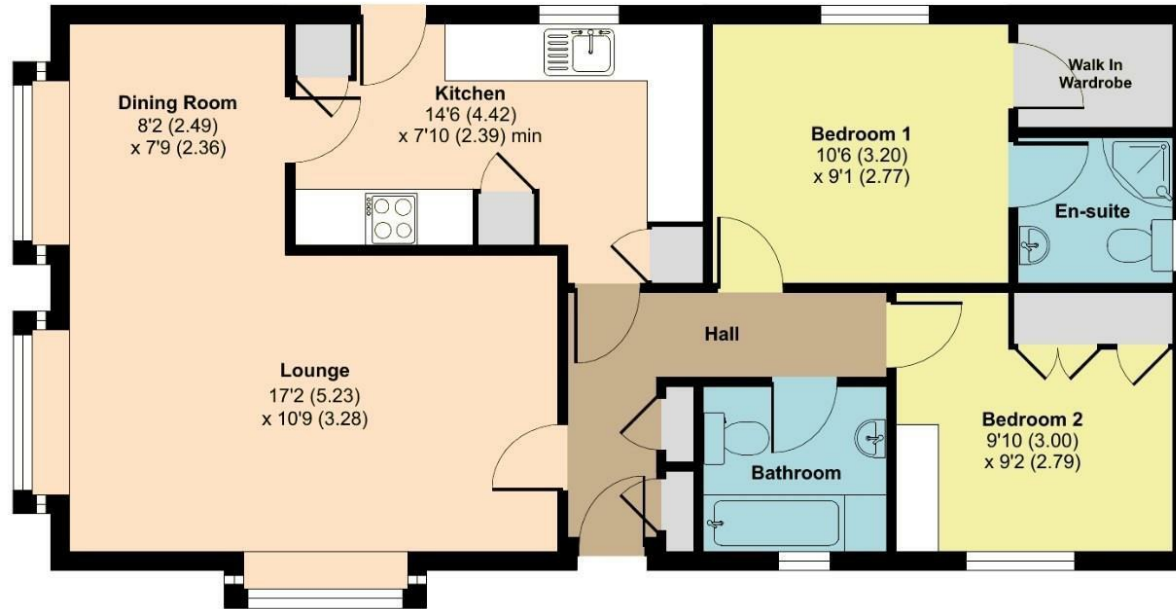




Gattington Park, Hawthorn Hill, Dogdyke, Lincoln, LN4

Approximate Area = 752 sq ft / 69.9 sq m

For identification only - Not to scale



APPROX FLOOR
AREA 69.9 SQ M
(752 SQ FT)

 RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1131350

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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