



Green Lane, Dry Doddington



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### Asking Price £550,000

- Superb Detached Family Home
- Four DOUBLE Bedrooms
- Open Plan Dining Kitchen & Utility
- Bay Fronted Lounge & Separate Sitting Room
- Ensuite, Bathroom & G/F WC
- Double Garage & Extensive Driveway
- Council Tax Band: F
- Tenure: Freehold
- EPC Rating: D



Enjoying a peaceful position in the rural village of Dry Doddington, this delightful, detached home is located on a no-through road and sits on a fabulous plot, extending to approximately 1/4 acre. Ashgrove House is a fantastic example of an established family home and boasts generous and well proportioned accommodation throughout. To the ground floor, the property's accommodation comprises: inviting entrance hallway with feature solid Ash staircase, WC, dual aspect lounge with bay window to the front aspect, French doors and a gorgeous brick fireplace housing a gas fired log burner, sitting room with French doors opening to the rear garden, utility room and a stunning open plan dining kitchen space which is also dual aspect again having French doors, has under floor heating, and a range of quality Neff appliances to include two ovens, two warming drawers, microwave/grill, coffee machine, induction hob, wine cooler, integrated fridge and dishwasher. The first floor offers a galleried landing space, magnificent four piece bathroom suite which includes a free-standing bath, and four DOUBLE bedrooms, with the master bedroom having a dressing room and ensuite shower room. Outside, the property is approached by a generous frontage which includes a large gravelled driveway providing ample off street parking and gives access to the double garage. The rear garden benefits from a wonderful degree of privacy and is predominantly laid to lawn with various seating areas to catch the moving sun, and a range of mature shrubs/trees to borders. Other features include oil fired central heating and UPVC double glazing.





## ACCOMMODATION - Rooms & Measurements

### Entrance Hallway

3.56m x 3.23m (11'8 x 10'7) maximum measurements

### WC

1.88m x 1.63m (6'2 x 5'4) maximum measurements

### Lounge

7.62m x 3.56m (25'0 x 11'8) maximum measurements

### Sitting Room

3.58m x 3.33m (11'9 x 10'11)

### Dining Kitchen

7.95m x 3.56m (26'1 x 11'8)

### Utility Room

2.36m x 2.06m (7'9 x 6'9)

### First Floor Landing

### Master Bedroom

4.45m x 4.24m (14'7 x 13'11) maximum measurements

## Dressing Room

4.14m x 3.40m (13'7 x 11'2) maximum measurements

## Ensuite

2.72m x 2.16m (8'11 x 7'1) maximum measurements

## Bedroom Two

3.56m x 3.35m (11'8 x 11'0)

## Bedroom Three

3.56m x 3.35m (11'8 x 11'0)

## Bedroom Four

3.56m x 3.20m (11'8 x 10'6)

## Bathroom

3.58m x 2.34m (11'9 x 7'8) maximum measurements

## Double Garage

6.22m x 5.21m (20'5 x 17'1) maximum measurements

## Services

Oil fired central heating. Electricity, water and drainage are connected.





## Dry Doddington

A small, quiet rural village which lies 5 miles south of Newark, 8 miles north of Grantham, and with easy access to the A1. At the heart of the village is St James church, there is also a village hall. Village primary schools are located close by in Claypole and Long Bennington and Dry Doddington is also on the bus route to local grammar schools. A range of further amenities can also be found in Long Bennington

## Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

The report is located under the 'virtual tours' tab on the web portals.

## Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

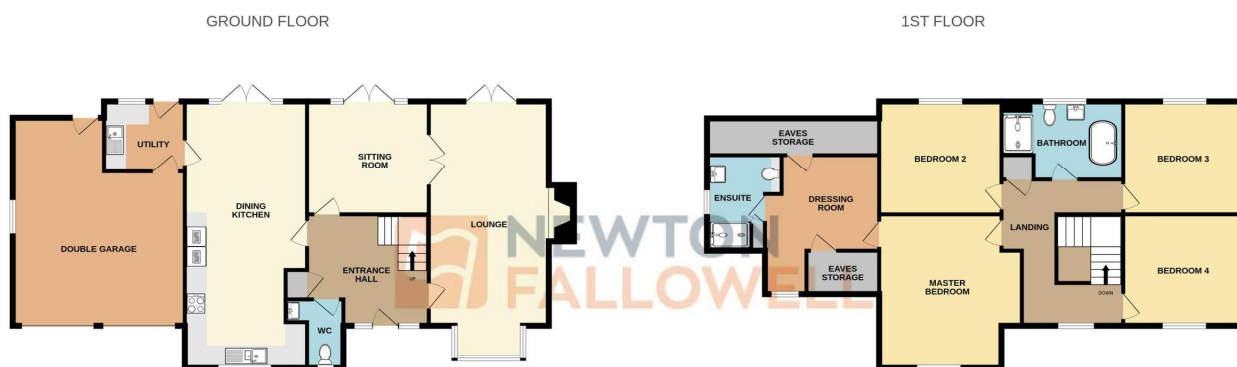
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

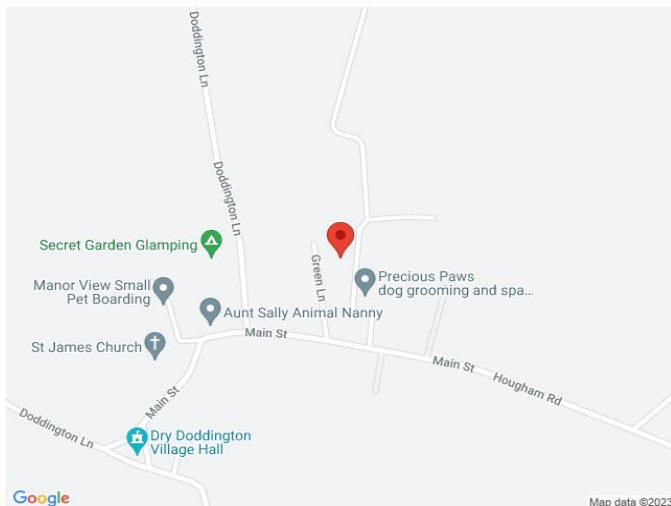
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell  
 12-14 Middle Gate, Newark, NG24 1AG  
 01636 706444  
 newark@newtonfallowell.co.uk