



Green Lane, Dry Doddington



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Guide Price £400,000 to £425,000



Key Features

- Individual Detached Family Home
- Four Double Bedrooms
- Ensuite, Bathroom & G/F WC
- Dining Kitchen & Utility Room
- Three Reception Rooms
- Double Garage & Driveway
- Council Tax Band: E
- EPC Rating: tbc
- Tenure: Freehold





MARKETED WITH NO CHAIN Enjoying a peaceful position in the rural village of Dry Doddington, this delightful individual detached home is located on a private drive with one neighbouring property and sits on a fabulous plot extending to approximately 0.17 acre. 'The Magnolias' is a fantastic example of an established home and boasts generous and well proportioned accommodation throughout, ideally suiting a family. The property has undergone some recent modernisation to make this a home ready to move straight into, which includes fresh decoration, refitted utility room, newly fitted bathroom and ensuite.



The property's accommodation comprises to the ground floor: inviting entrance hallway, W/C, dual aspect lounge with doors to the rear garden, formal dining room with doors through to the conservatory, utility room and a triple aspect dining kitchen, with the kitchen having appliances to include a dishwasher, fridge/freezer and free-standing cooker. To the first floor, you are welcomed by a spacious landing space with access to the newly fitted family bathroom suite, and four DOUBLE bedrooms, with the main bedroom being dual aspect and having a quality ensuite shower room.



Outside, the property is approached by a shared drive between this home and a neighbouring property, before enjoying its own private gravelled driveway which provides off street parking for numerous vehicles. The driveway also gives access to the double garage. The rear garden benefits from a wonderful degree of privacy and is predominantly laid to lawn, with a paved seating area and a variety of shrubs/trees. Other features of this home include oil fired central heating and UPVC double glazed windows (excluding landing window).

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 19'6" x 7'1" (5.9m x 2.2m)
maximum measurements

Ground Floor W/C 7'3" x 2'6" (2.2m x 0.8m)

Lounge 19'5" x 12'6" (5.9m x 3.8m)

Dining Room 12'5" x 11'2" (3.8m x 3.4m)

Conservatory 10'8" x 10'6" (3.3m x 3.2m)
maximum measurements

Dining Kitchen 13'11" x 12'4" (4.2m x 3.8m)

Utility Room 8'8" x 5'3" (2.6m x 1.6m)

First Floor Landing

Bedroom One 13'11" x 12'5" (4.2m x 3.8m)

Ensuite 8'7" x 5'3" (2.6m x 1.6m)

Bedroom Two 12'6" x 10'11" (3.8m x 3.3m)
maximum measurements

Bedroom Three 12'5" x 11'3" (3.8m x 3.4m)
maximum measurements

Bedroom Four 12'6" x 8'2" (3.8m x 2.5m)
maximum measurements





Family Bathroom 8'9" x 7'1" (2.7m x 2.2m)
maximum measurements

Double Garage 19'1" x 16'8" (5.8m x 5.1m)

Agent's Note - Probate

The sale of this property is subject to Probate. As of 28th February, probate has been applied for but not granted yet.

Agent's Note - Shared Drive & Windows

The property has initial shared driveway access with a neighbouring property.

The property has UPVC Double Glazing but excludes the landing window.

Services

Oil fired central heating. Mains 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, and 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

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 are taken internally and cannot be assumed to be accurate, they are given as a guide only.



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.

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 £350 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 choose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR

1ST FLOOR



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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