



Manor House Lane, Dry Doddington



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Guide Price £375,000 to £395,000



Key Features

- Detached Village Home
- Four/Five Bedrooms
- Three/Four Reception Rooms
- Kitchen & Utility
- Bathroom, Ensuite & G/F Shower/WC
- Large Garage & Workshop
- Council Tax Band: E
- EPC Rating: F
- Tenure: Freehold





Enjoying a pleasant position in the popular village of Dry Doddington, 'Manor Lodge' is situated down a no-through road and falls within easy access to the A1, ideal for those commuting. Providing substantial, spacious accommodation and a plot measuring approximately 0.17 acre, this home could be the perfect family home!

The property's accommodation comprises to the ground floor: entrance hallway with useful store room, inner hallway with access to a WC and shower room, cosy lounge with feature multi fuel burning stove and opening to a sitting room which has French doors leading to the garden, kitchen with four ring electric hob, electric fan assisted oven and AGA, with opening to a second kitchen area and the generous dual aspect dining room, with further access in to a utility room. The first floor benefits from a family bathroom suite and four bedrooms, all of which having fitted wardrobes and the master also having an ensuite shower room.

Externally, the property is approached by a gravelled driveway entrance providing off road parking with a large lawned area to the front, a greenhouse and two useful outbuildings. Access can also be found to a large garage with inspection pit and door to a fantastic workshop area. The rear of the property benefits from a vegetable garden. Other features of this property include oil fired central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 7'9" x 5'9" (2.4m x 1.8m)

Inner Hall 10'6" x 8'8" (3.2m x 2.6m)

Lounge 15'7" x 11'4" (4.7m x 3.5m)

Sitting Room 8'11" x 8'8" (2.7m x 2.6m)

Dining Room 14'8" x 13'0" (4.5m x 4m)

Kitchen 11'11" x 8'11" (3.6m x 2.7m)

Second Kitchen 11'4" x 4'10" (3.5m x 1.5m)

Utility Room 13'9" x 6'0" (4.2m x 1.8m)

WC 4'6" x 3'7" (1.4m x 1.1m)

Shower Room 4'10" x 3'5" (1.5m x 1m)
maximum measurements

First Floor Landing

Bedroom One 19'0" x 8'11" (5.8m x 2.7m)
maximum measurements

Ensuite 5'3" x 5'0" (1.6m x 1.5m)
maximum measurements





Bedroom Two 12'0" x 11'4" (3.7m x 3.5m)

Bedroom Three 12'0" x 10'7" (3.7m x 3.2m)

Bedroom Four 8'8" x 7'6" (2.6m x 2.3m)

Bathroom 8'1" x 5'7" (2.5m x 1.7m)

Garage 19'7" x 10'1" (6m x 3.1m)

Workshop 12'10" x 6'11" (3.9m x 2.1m)

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 cannot be taken 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 chose to arrange a survey through them. For more information please call the office.





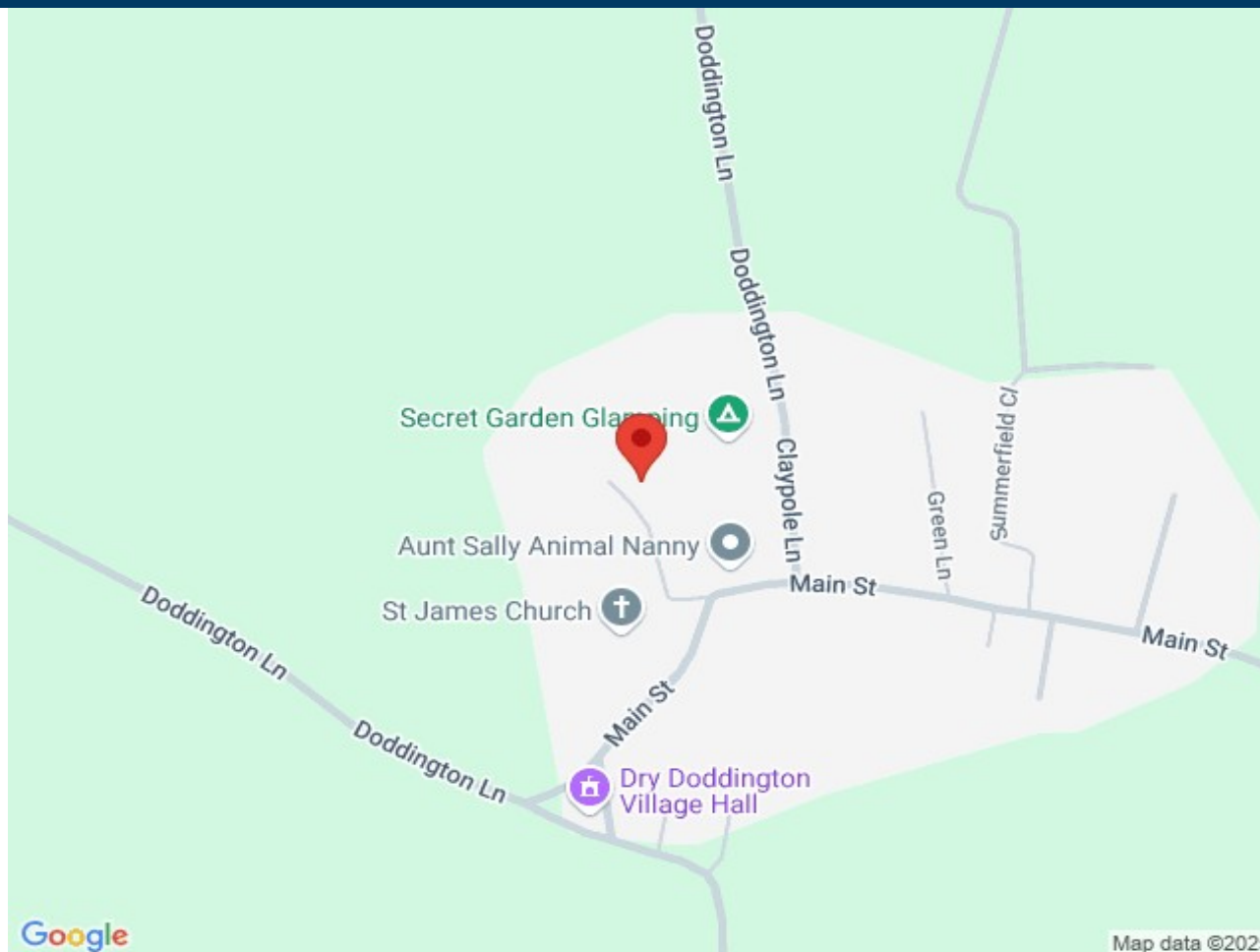
GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90.8
69-80	C		
55-68	D		
39-54	E		
21-38	F	38.8	
1-20	G		