

# Jon Brambles

ESTATE AGENTS



## Main Street, Dry Doddington NG23 5HU



**STUNNING OPEN COUNTRYSIDE VIEWS TO THE REAR.** A delightful three bedroom detached bungalow situated within this popular and tranquil village location. In addition to the three bedrooms, the property has an excellent sized dining kitchen, a large lounge, conservatory and a bathroom. There is ample off road parking, a single garage and a carport. The property is double glazed and has oil fired central heating. Early viewing is essential to appreciate this lovely home.

**£280,000**

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## Situation and Amenities

Dry Doddington has a public house and is located approximately 1 1/2 miles from Claypole. Claypole village offers a range of amenities which include a wonderful high quality cafe - the Side House, a village shop, a pub and an excellent primary school. Newark, Grantham and Lincoln are within easy commuting distance. For those wishing to travel further afield the new LNER Zuma trains are available from Newark Northgate Station and Grantham to London King's Cross with a journey time of a little over an hour.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Porch 6' 2" x 5' 3" (1.88m x 1.60m)

The entrance porch is of upvc construction and has a window to the side elevation and a tiled floor. From here a further door leads into the entrance hallway.

### Entrance Hallway

The 'L' shaped entrance hallway provides access to all rooms and has cornice to the ceiling, two ceiling light points and a radiator. Access to the roof space is also obtained from the hallway.

### Lounge 19' 6" x 10' 11" (5.94m x 3.32m)

This excellent sized and well proportioned reception room has a window to the front elevation and French doors that lead through into the conservatory. The lounge has wood laminate flooring, cornice to the ceiling, two ceiling light points and two radiators.

### Conservatory 9' 7" x 8' 5" (2.92m x 2.56m)

The conservatory has dual aspect windows to the side and rear elevations, the window to the rear provides stunning views across open countryside. There is a glazed door that provides access out to the garden and a stable door leads through to the dining kitchen, giving a nice flow to the ground floor accommodation. The conservatory also has wall light points.

### Dining Kitchen 17' 7" x 12' 8" (5.36m x 3.86m)

This fantastic sized dining kitchen has a window to the rear elevation overlooking the garden and countryside views beyond. The kitchen is fitted with an excellent range of base and wall units, with roll top work surfaces and tiled splash backs. There is a sink and an integrated eye level double oven with ceramic hob and extractor hood above. In addition there is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The dining kitchen is of sufficient size to comfortably accommodate a large dining table, and has two ceiling strip lights and cornice to the ceiling. The airing cupboard is also located here.

### Bedroom One 13' 0" x 9' 6" (3.96m x 2.89m)

An excellent sized double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

### Bedroom Two 11' 1" x 8' 10" (3.38m x 2.69m)

A further double bedroom with a window to the rear elevation enjoying views of the delightful garden and countryside. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

### Bedroom Three 9' 6" x 7' 11" (2.89m x 2.41m)

Bedroom three is also a double and has a window to the front elevation, a ceiling light point and a radiator.

### Bathroom 8' 4" x 6' 1" (2.54m x 1.85m)

The bathroom has two opaque windows to the side elevation and is fitted with a white suite comprising bath with electric shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has part ceramic tiling to the walls, recessed ceiling spotlights and a heated towel rail.

## Outside

The bungalow stands on a delightful plot and is accessed via a large wooden gate which in turn leads to the driveway. Adjacent to the driveway is a well maintained lawned garden. A footpath leads to the front door. The driveway continues down the side of the property to a carport and the garage, and provides ample off road parking. There is gated access into the rear garden.

## Rear Garden

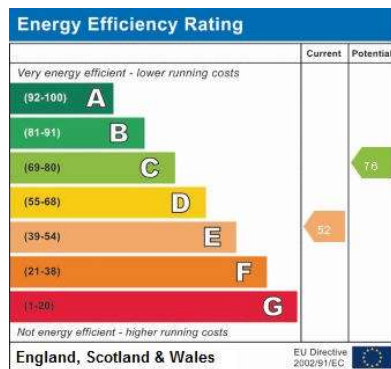
The rear garden is fully enclosed and comprises a well maintained lawn edged with a raised flowerbed containing a number of mature shrubs and plants. There is a sizeable patio area adjacent to the rear of the bungalow and this provides an ideal outdoor seating and entertaining space. Spectacular views of the open countryside can be enjoyed from the garden.

### Garage 21' 0" x 9' 0" (6.40m x 2.74m)

This excellent sized garage has an up and over door to the front elevation, and a pedestrian door and window to the side. The garage is equipped with both power and lighting. The central heating oil tank is located within the garage.

## Council Tax

The property is in Band D.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

South Kesteven District Council, Lincolnshire,

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

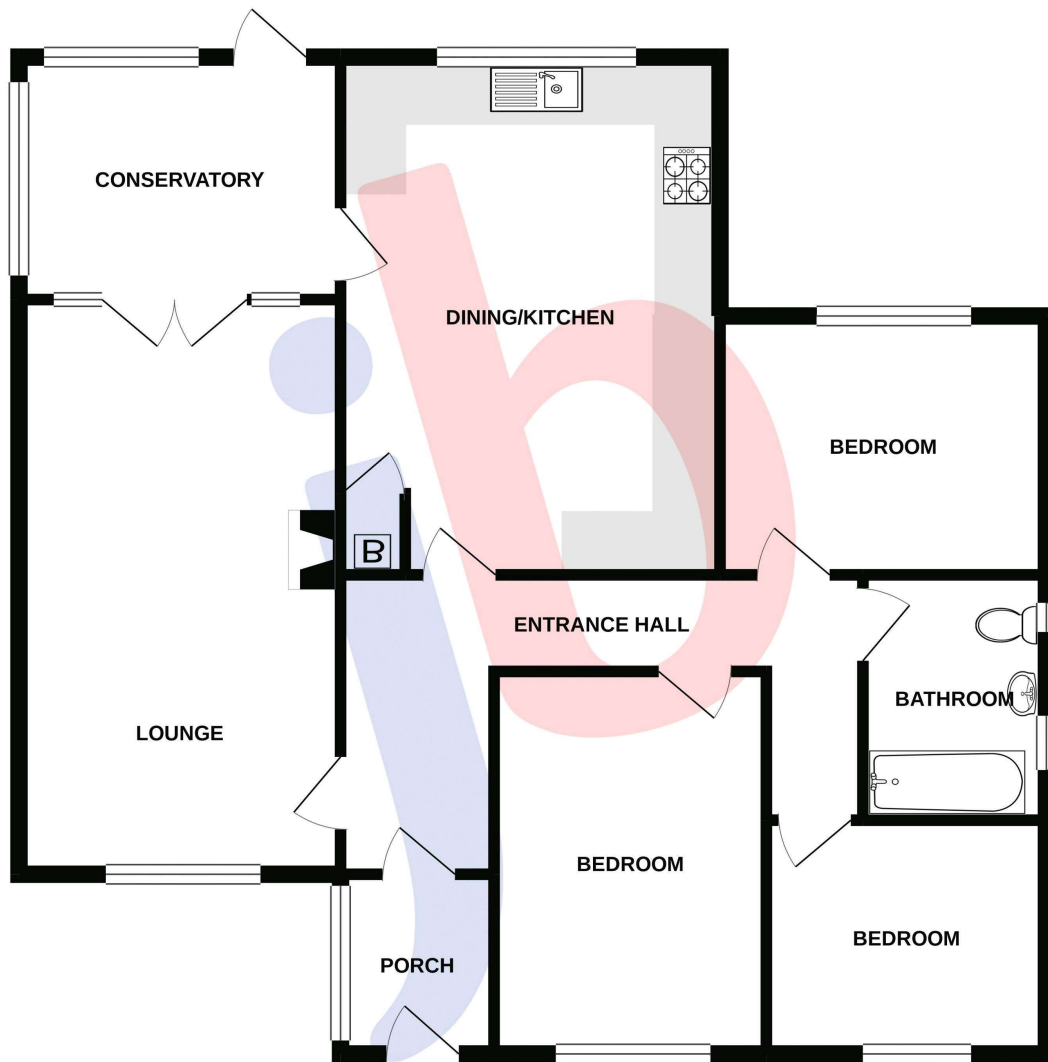
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00005784 26 January 2024



GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

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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