

# Jon Brambles

ESTATE AGENTS



## Lindon Lodge, Dry Doddington NG23 5HU



**GUIDE PRICE £325,000 - £350,000.** EARLY VIEWING IS ESSENTIAL TO APPRECIATE THIS TRULY UNIQUE HOME! A fabulous three bedroom detached bungalow situated in the heart of this sought after tranquil village. The property has been substantially updated and improved by the present owners, and in addition to the three large double bedrooms, there is a dining kitchen, a spacious lounge, study and two en-suites. The property has off road parking, a garage and a wonderful rear garden. Air source heating and double glazing are installed.

**Guide Price £325,000 to £350,000**

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### Situation and Amenities

Dry Doddington is located approximately 1 1/2 miles from Claypole. Claypole village offers a range of amenities which include a wonderful cafe, 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:

### Reception Hallway

The spacious and welcoming reception hallway has doors providing access to the master bedroom, bedroom three and the lounge. The hallway has a useful storage cupboard and is enhanced with an exposed brick wall. In addition there is wood laminate flooring, two ceiling light points and a radiator.

### Lounge 15' 4" x 13' 6" (4.67m x 4.11m)

This superb sized and well proportioned reception room has a large window to the front elevation, and a feature brick wall with log burning stove inset which is the focal point of the room. The lounge has the same laminate flooring that flows through from the hallway, cornice to the ceiling, both wall and ceiling light points and a radiator. A large door opening leads through to the dining kitchen.

### Dining Kitchen 19' 0" x 9' 8" (5.79m x 2.94m)

This fabulous sized dining kitchen has two windows to the rear elevation, a half glazed door leading out into the garden and a further door into the study. The room is of sufficient size to accommodate a large dining table. The kitchen area itself is fitted with an excellent range of base and wall units complemented with roll top work surfaces and matching splashbacks. There is a ceramic sink, and integrated appliances include an eye level double oven and an induction hob with extractor hood above. In addition there is space and plumbing for both a washing machine and tumble dryer. The kitchen has two ceiling light points and a radiator.

### Study 9' 8" x 9' 1" (2.94m x 2.77m)

This versatile room has a large window to the side elevation and glazed French doors leading into the garden. The room is currently utilised as a home office/study but would serve equally well as an additional sitting room. The study has cornice to the ceiling, wood laminate flooring, a ceiling light point and a radiator. From here a door leads to bedroom two.

### Bedroom Two 16' 2" x 9' 9" (4.92m x 2.97m)

An excellent sized double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point, wood laminate flooring and a radiator. A door provides access to the en-suite shower room.

### En-suite to Bedroom Two

The en-suite is fitted with a walk-in shower cubicle with electric shower and curved shower screen, vanity unit with wash hand basin on set and storage beneath, and a WC. The room has part ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan and a heated towel rail.

### Bedroom Three 13' 9" x 12' 0" (4.19m x 3.65m)

A further large double bedroom with a window to the front elevation. This room is currently utilised as an additional sitting room and has cornice to the ceiling, a ceiling light point and a radiator.

### Master Bedroom Suite 21' 7" x 11' 8" (6.57m x 3.55m) (at widest points)

This wonderful master bedroom suite comprises a double bedroom area together with a large sitting room area with doors providing access to the garden. The bedroom has two windows to the side elevation and a walk-in wardrobe. The room is complemented with wood laminate flooring and also has two ceiling light points and two radiators. Access to the loft space is obtained from here. A door leads into the en-suite shower room.

### Master En-suite

This well appointed en-suite is fitted with a double width walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is enhanced with part ceramic wall tiling. In addition there is cornice to the ceiling, a ceiling light point and a heated towel rail.

### Outside

Lindon Lodge stands on a delightful plot and to the front is a substantial gravel driveway which provides off road parking for numerous vehicles and in turn leads to the front door and garage. Located adjacent to the driveway is an EV charging point. Gated access leads into the rear garden.

### Rear Garden

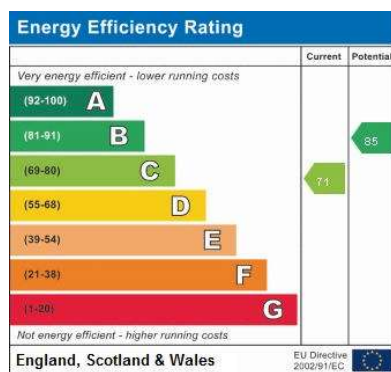
The tastefully landscaped rear garden is a further particular feature of this delightful bungalow, and comprises a well maintained lawn edged with borders containing a variety of mature shrubs, plants and trees. There are a number of distinctive patio areas and these provide a choice of outdoor seating and entertaining spaces. The timber shed and greenhouse are included within the sale. The Swedish Sauna is available by separate negotiation.

### Garage 14' 5" x 10' 9" (4.39m x 3.27m)

The garage has an up and over door to the front elevation, and a personnel door to the rear. The garage is equipped with both power and lighting.

### Council Tax

The property is in Band C.



### 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.

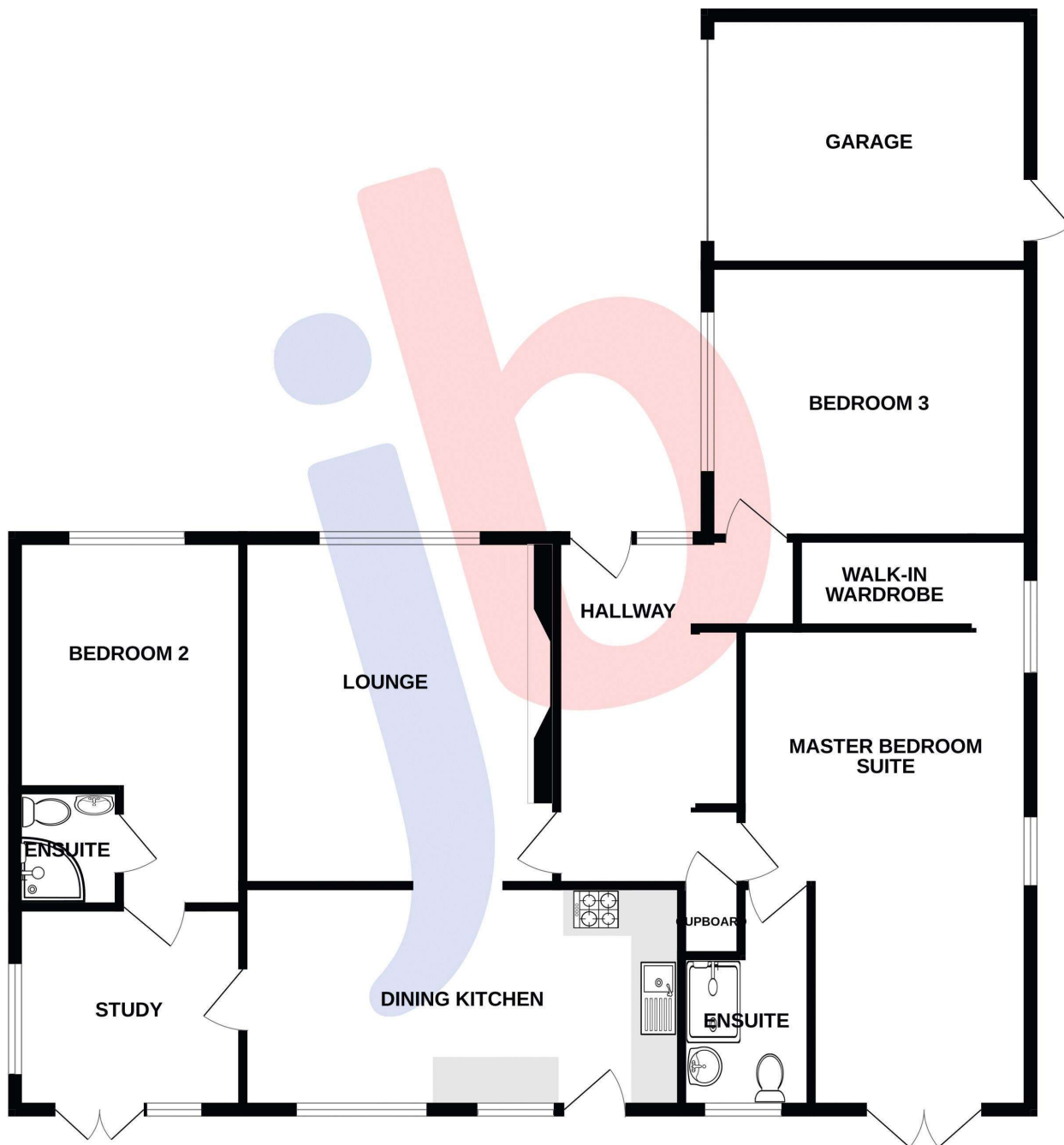
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### 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. 00006638 14 October 2023

**GROUND FLOOR**  
1377 sq.ft. (128.0 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (128.0 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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