

Odds-On, Dry Doddington NG23 5HU



An exceptionally well presented and deceptively spacious three bedroom chalet bungalow with WONDERFUL OPEN ASPECT COUNTRYSIDE VIEWS TO THE REAR. In addition to the three bedrooms, the property has a large lounge, an excellent kitchen/diner, conservatory, bathroom/utility room and shower room. The property has off road parking, a garage and gardens to the front and rear. Double glazing and oil fired central heating are installed. Early viewing is essential to appreciate this beautiful home.

£325,000







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 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:

Reception Hallway

The welcoming reception hallway has the staircase rising to the first floor, and doors providing access to the lounge, the kitchen/diner, and bedroom three/study. The hallway has cornice to the ceiling, a ceiling light point and a radiator.

Lounge 21' 4" x 11' 6" (6.50m x 3.50m) (plus door recess)

This very large reception room has a bow shaped window to the front elevation, and windows and glazed French doors to the rear leading into the conservatory. The lounge has cornice to the ceiling, dado rail, both wall and ceiling light points and two radiators.

Kitchen/Diner 17' 6" x 10' 9" (5.33m x 3.27m)

This superb sized kitchen/diner has windows and two doors to the rear elevation overlooking the garden and open countryside beyond, one door leads into the garden and the second into the conservatory. The kitchen area is fitted with an extensive range of contemporary base and wall units, complemented with square edge work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include a ceramic hob with extractor hood above, an eye level double oven, a slim-line dishwasher, fridge and freezer. The kitchen is of sufficient size to comfortably accommodate a dining table and has two ceiling light points and a radiator. Accessed from the kitchen and sited beneath the staircase is a large and useful storage cupboard.

Bedroom Three/Study 11' 9" x 9' 7" (3.58m x 2.92m)

Bedroom three/study has a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. This versatile room is currently utilised as a home office/study, but would serve equally well as a ground floor bedroom if required. From here a door provides access through to the bathroom.

Bathroom/Utility Room 10' 0" x 8' 8" (3.05m x 2.64m)

Having an opaque window to the rear and a door leading out into the garden. This dual purpose room is fitted with a white suite comprising a double ended bath with shower mixer tap attachment, a Belfast sink with storage beneath, and a WC. Also within this room is space and plumbing for a washing machine and a tumble dryer. The bathroom/utility has a ceramic tiled floor, recessed ceiling spotlights, an extractor fan and a heated towel rail. The central heating boiler is located here. Also accessed from the bathroom is a large and useful storage cupboard.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into the two principal bedrooms and the shower room. The landing has a large and useful storage cupboard which is sited within the eaves. Access to the loft space is obtained from the landing.

Bedroom One 19' 0" x 11' 7" (5.79m x 3.53m) (plus wardrobe recess)

A very large double bedroom with a window to the rear elevation overlooking the garden and spectacular countryside views beyond. The room has a comprehensive suite of fitted bedroom furniture including wardrobes, dressing table and bedside cabinets. There is also a ceiling light point and a radiator. The airing cupboard is located within this bedroom.

Bedroom Two 19' 0" x 9' 7" (5.79m x 2.92m)

A further fabulous sized double bedroom having a window to the rear enjoying the same views. The bedroom has a ceiling light point and a radiator.

Shower Room 8' 10" x 5' 10" (2.69m x 1.78m)

The well appointed shower room has a window to the rear and is fitted with a walk-in shower cubicle with mains shower and curved shower screen, vanity unit with wash hand basin inset and storage beneath, WC and bidet. The shower room is complemented with ceramic tiling to the walls and cornice to the ceiling. In addition there is a ceiling light point and a radiator.

Outside

This delightful home stands on a wonderful plot and to the front is a double width driveway which provides off road parking for numerous vehicles and in turn leads to the garage. Gated access down the side leads to the rear garden. The front garden is laid primarily to lawn, edged with hedgerow, and contains a number of mature shrubs, plants and trees. A footpath leads to the front door.

Garage 15' 10" x 8' 8" (4.82m x 2.64m) (at widest points)

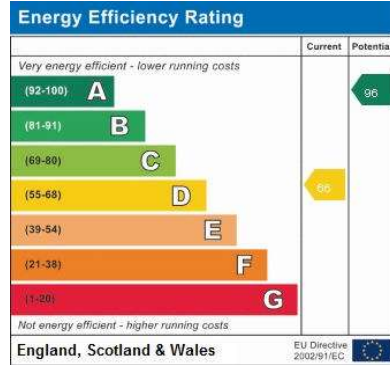
The garage has an up and over door to the front elevation and a window to the side. The garage is equipped with both power and lighting.

Rear Garden

The rear garden is once again laid to lawn and edged with borders containing a vast array of mature plants, shrubs and flowers. There is a patio area adjacent to the rear of the property which provides an ideal outdoor seating and entertaining space. From here there are stunning far reaching views across open countryside to the rear.

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.

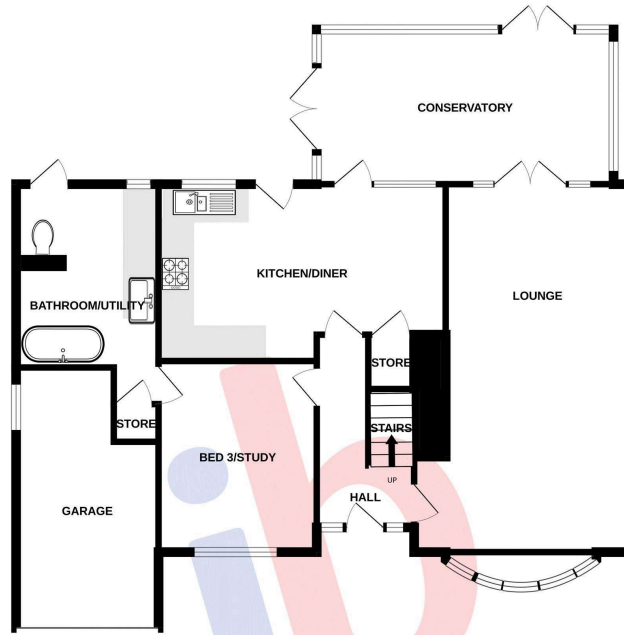
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

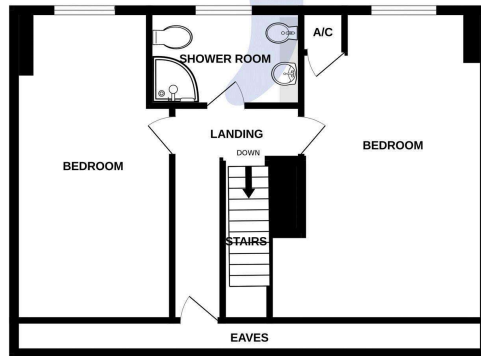
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GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1619 sq.ft. (150.4 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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