

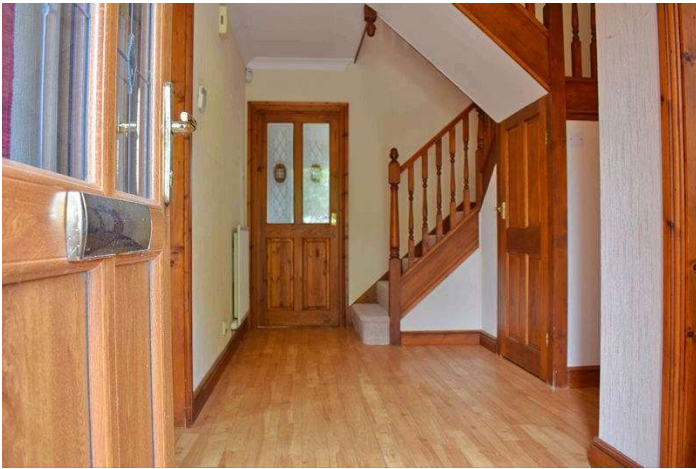
## Kayan, Dry Doddington NG23 5HY



**GUIDE PRICE: £325,000 to £350,000.** A very individual and substantial three bedroom detached family home situated in this quiet and popular village location. The property is presented in excellent order and in addition to the **THREE DOUBLE BEDROOMS**, there are two excellent sized reception rooms, fitted kitchen, utility, cloakroom, conservatory and large bathroom. There is an integral garage, off road parking and gardens to the front and rear. The property is double glazed, has oil fired central heating and is available for purchase with **NO CHAIN**.

**Guide Price £325,000 to £350,000**

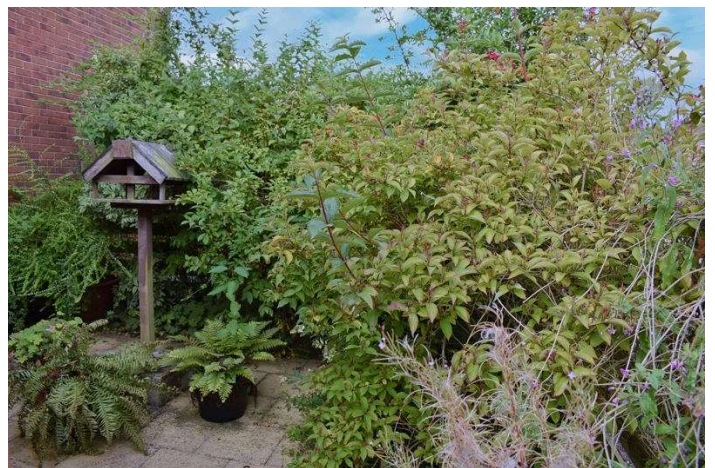
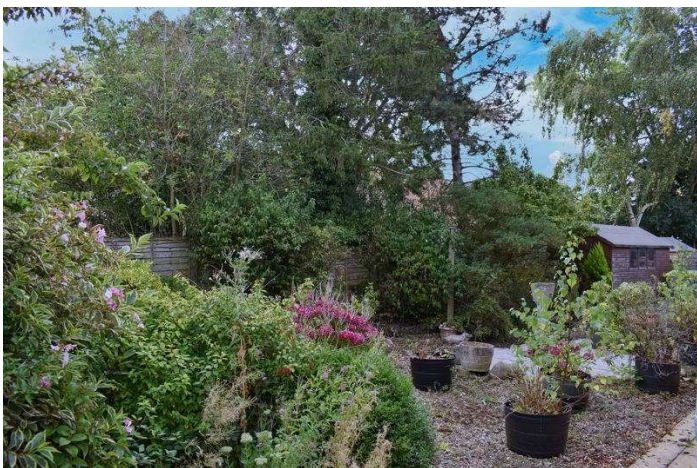
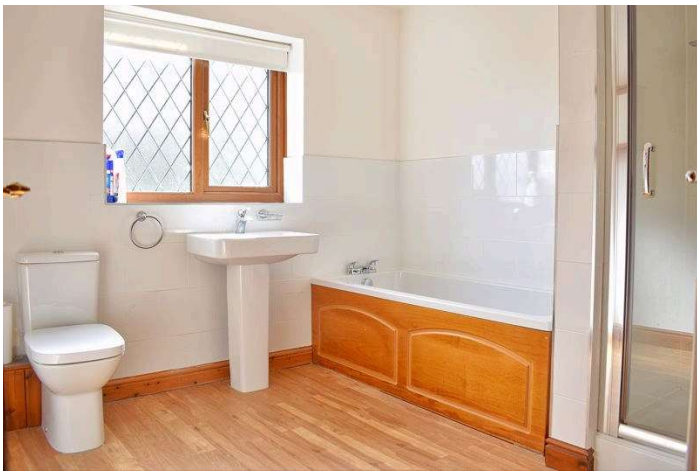
















### **Situation and Amenities**

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**

This very spacious reception hallway has a dogleg staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to the cloakroom, lounge and kitchen, and has cornice to the ceiling, a ceiling light point and a radiator.

#### **Ground Floor Cloakroom**

The cloakroom has an opaque window to the front elevation and is fitted with a WC and pedestal wash hand basin. The room has cornice to the ceiling, an extractor fan, a ceiling light point and a radiator.

#### **Lounge 17' 11" x 12' 0" (5.46m x 3.65m)**

This fabulous sized and very well proportioned reception room has a window to the front elevation and two windows to the side. Glazed French doors provide access through to the dining room. The focal point of the lounge is the feature brick fireplace which has an electric fire inset and sat on a stone hearth. The room has cornice to the ceiling, dado rail, a ceiling light point and a radiator.

#### **Dining Room 12' 0" x 10' 1" (3.65m x 3.07m)**

This is also an excellent sized reception room and has a window to the rear elevation, sliding patio doors leading through to the conservatory, and a further door into the kitchen. The dining room has cornice to the ceiling, dado rail, a ceiling light point and a radiator.

#### **Conservatory 11' 3" x 9' 0" (3.43m x 2.74m) (at widest points)**

The conservatory is of dwarf brick wall construction with a brown upvc frame and has French doors leading out to the garden. There is a ceramic tiled floor and a ceiling light/fan.

#### **Kitchen 12' 10" x 8' 9" (3.91m x 2.66m)**

The kitchen has a window to the rear elevation overlooking the garden and is fitted with an excellent range of solid wood base and wall units, complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level oven and microwave, ceramic hob with extractor hood above and dishwasher. There is also a small integrated breakfast bar. The kitchen has a ceramic tiled floor, recessed ceiling spotlights and a radiator. A door leads through to the utility room.

#### **Utility Room 8' 9" x 7' 8" (2.66m x 2.34m)**

Having a window to the rear elevation and a half glazed door providing access out to the side of the property. The utility room has a range of base and wall units to match those of the kitchen, together with a stainless steel sink. There is space and plumbing for a washing machine. The central heating boiler is located here. A personnel door leads into the garage.

### **First Floor Landing**

As mentioned the dogleg staircase rises from the reception hallway to the first floor landing which has doors into all three bedrooms and the bathroom. The landing has cornice to the ceiling and a ceiling light point. Access to the roof space is obtained from here.

**Bedroom One** 15' 3" x 12' 0" (4.64m x 3.65m)

A very good sized master bedroom with a window to the front elevation. The bedroom has a comprehensive suite of fitted furniture including wardrobes, chests of drawers, bedside cabinets and overhead storage. There are both wall and ceiling light points, cornice to the ceiling and a radiator.

**Bedroom Two** 12' 9" x 12' 0" (3.88m x 3.65m)

A further double bedroom with a window to the rear elevation. The bedroom has a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator.

**Bedroom Three** 9' 7" x 9' 0" (2.92m x 2.74m)

Bedroom three is also a double and has a window to the front elevation, multiple wall light points and a radiator.

**Bathroom** 9' 0" x 8' 9" (2.74m x 2.66m)

The well appointed bathroom has an opaque window to the rear and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with electric shower fitted. The bathroom has part ceramic wall tiling, a ceiling light point, an extractor fan and a radiator.

**Outside**

The property stands on a delightful plot and to the front is a block paved driveway which provides off road parking for two vehicles, and in turn leads to the garage. A footpath leads to the front door. The front garden is bounded by a dwarf wall and is laid primarily to lawn edged with well stocked borders containing a variety of mature shrubs, plants and trees. There is gated access down the side of the property to the rear.

**Garage** 17' 2" x 11' 1" (5.23m x 3.38m)

This oversized garage has an electrically operated up and over door to the front elevation. a personnel door to the rear leading into the utility room, and windows to the side. The garage is equipped with power and lighting.

**Rear Garden**

The rear garden is predominantly hard landscaped for ease of maintenance and also contains a variety of mature shrubs, plants and trees. The garden enjoys a high degree of privacy and has two patio areas ideal for outdoor seating and entertaining. The timber garden shed is included within the sale.

**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**

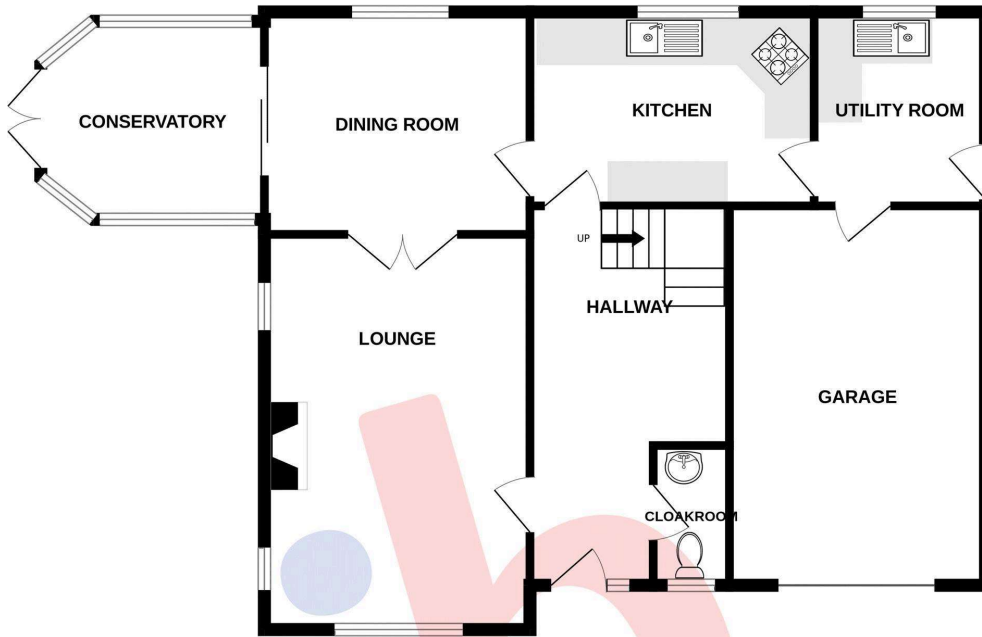
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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.

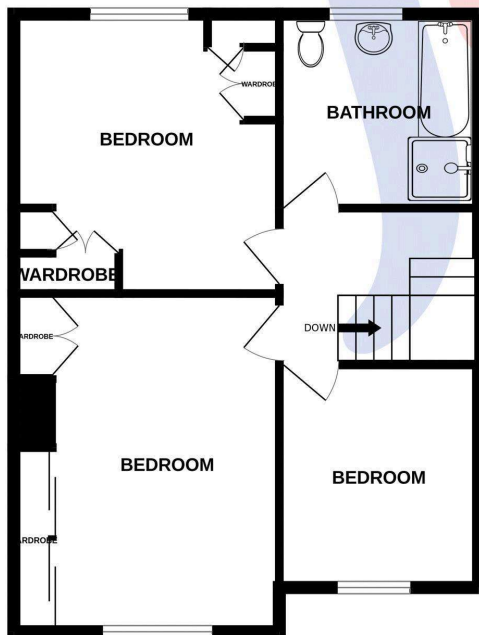
**Services/Referral Fees**

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. 00007064 20 August 2024

GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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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