



Lincoln Road  
Dorrington

MOUNT & MINSTER







# Lincoln Road

Dorrington

Situated in a pretty countryside location with stunning views over the unspoilt countryside and glorious gardens, this generous dwelling offers flexible living accommodation from top to bottom.

- Detached Chalet-Bungalow
  - Attractive Location
  - Beautiful Gardens
  - Four Bedrooms
- Three Bath/Shower Rooms
- Lounge & Dining Room
  - Kitchen & Utility
  - Private Parking
- Garage & Outbuilding
- Flexible Accommodation



MOUNT & MINSTER



### DESCRIPTION

A rare opportunity to acquire a spacious chalet-bungalow with flexible living accommodation with bedrooms on both the ground floor and the first floor. Additional rooms include a large double-aspect lounge, a dining room or study, a large kitchen with separate utility and three bath/shower rooms, one of which is ensuite.

### LOCATION

Dorrington is a small, attractive village, accommodating a population of around 350 people. Situated just 14 miles south of the thriving Cathedral City of Lincoln, with closer extensive amenities available in Sleaford around 5 miles further south, the village permits rural living in proximity to local towns and cities. Further amenities are located in Ruskington less than 2 miles away, including a supermarket, post office, pharmacy, opticians, farm shop, a butcher, a baker, garden centre, petrol station, restaurants, coffee shops, hairdressers, florist and newsagents.

The village is ideally located to access transport routes running through the county, including rail connections in Sleaford, Newark and Grantham, the latter taking just over an hour by train to London Kings Cross. The A17 runs south of the village and provide access to the A1 trunk road, A46, A15 and A52.

### SCHOOLS

The neighbouring village of Digby offers a Church of England Primary school rated good by Ofsted, with Ruskington providing alternative good schooling. A wide range of well-regarded secondary education include Kesteven & Sleaford High School Academy, St George's Academy and Carre's Grammar in Sleaford (5 miles), The Kings' School and Kesteven & Grantham Girls' School in near-by Grantham as well as Lincoln Minster School.







#### **OUTSIDE**

The property is approached onto a gravel driveway with parking for multiple vehicles. There is an additional gated driveway with direct vehicular access to the garage. The rear of the property is an oasis with attractive gardens, beautifully maintained by the current owners with features such as a pond, storage shed, green house, vegetable and fruit patches, trees, beds and a large paved terrace providing an ideal space for outdoor dining and entertaining.

#### **SERVICES**

The property is centrally heated throughout with mains gas, water and electricity. Drainage is to a private septic tank.





**ENERGY PERFORMANCE**

Rating: C

**COUNCIL TAX**

Band: C

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession upon completion.

**VIEWING**

Strictly by prior arrangement with the Agents (01476 851400).

**ADDITIONAL INFORMATION**

For further details please contact Mount & Minster:

T: 01476 851400

e: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





**Lincoln Road, Dorrington**



**Approx. Gross Internal Floor Area 1700 sq. ft / 158.04 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property





