



22 Newgate Street, Doddington

March



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## 22 Newgate Street

Doddington, March

Charming Grade II listed thatched cottage in sought-after village location. Bursting with character and history, featuring cosy lounge, modern kitchen/diner, 2 double bedrooms, and off-road parking. Renovated to a high standard with modern comforts. Ideal for those seeking a historic yet comfortable home.

Council Tax band: B

Tenure: Freehold

- Grade II listed thatched cottage
- Full of charm and character
- Two double bedrooms
- Lounge and kitchen/diner
- Packed with original features
- Sought after village location
- Renovation works completed
- Lots of off road parking
- Modern, efficient electric heating
- No upward chain



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### Lounge

Full of character, the lounge has a tiled floor, inglenook fireplace, exposed beams, latched doors and windows to the front and rear, some with original shutters.

### Kitchen

The kitchen has a range of fitted units with a built in oven and hob. There is a worksurface that has a fitted sink, a storage cupboard with a latched door and doors leading to the rear lobby and staircase to the first floor.

### Bathroom

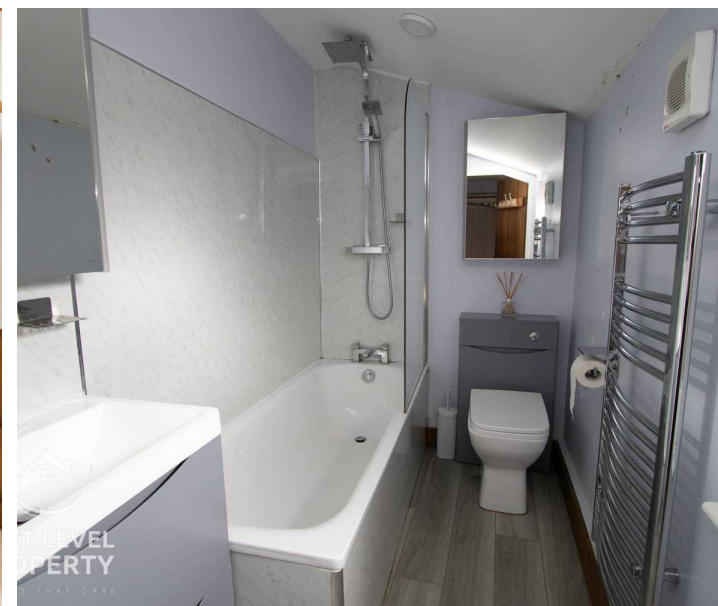
The bathroom has a bath with shower over and glass screen, a low level wc and a hand basin set to a vanity unit. There is a heated towel rail, extractor fan and window to the rear.

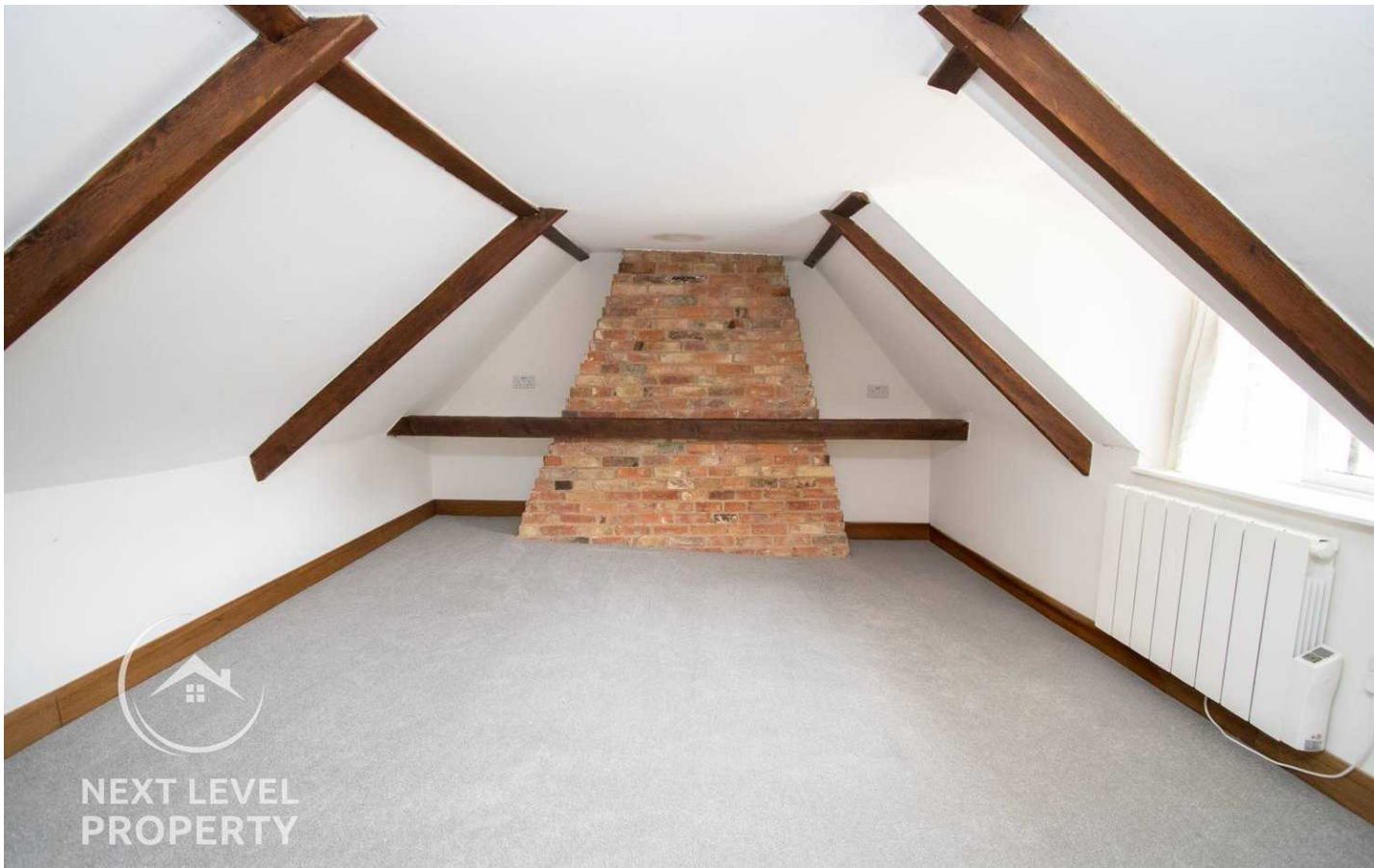
### Bedroom 1

A large double bedroom with sloping ceilings, exposed beams and a window to the front. (There is restricted headroom due to the sloping ceilings)

### Bedroom 2

A double bedroom with an exposed brick chimney, exposed beams and tie bars and a window to the front. A latched door opens to a storage cupboard.





### **FRONT GARDEN**

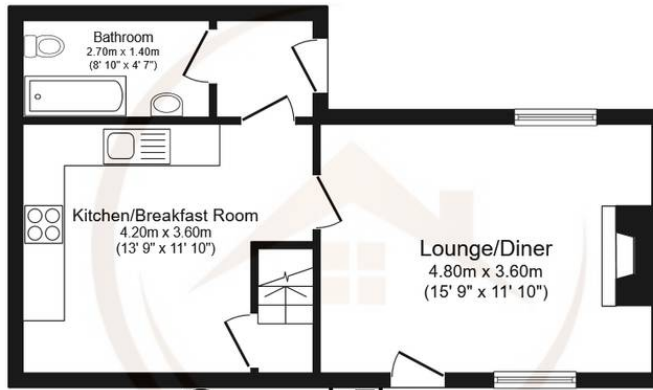
The front garden has been set mainly with gravel for low maintenance and this also gives off road parking space for numerous vehicles. There is also a side area that allows further off road parking space or could be turned into a private side garden.

### **REAR GARDEN**

There is a small rear yard that is again gravelled for low maintenance and has a door to the rear entrance of the property.

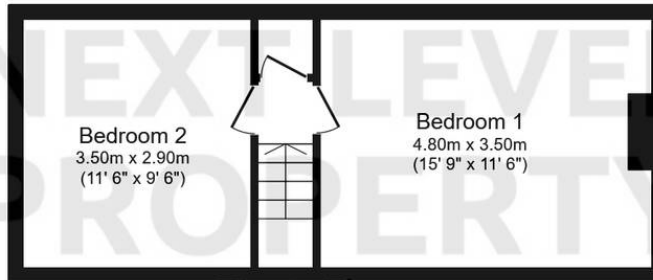






### Ground Floor

Floor area 39.1 m<sup>2</sup> (420 sq.ft.)



### First Floor

Floor area 32.8 m<sup>2</sup> (353 sq.ft.)

**TOTAL: 71.8 m<sup>2</sup> (773 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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