



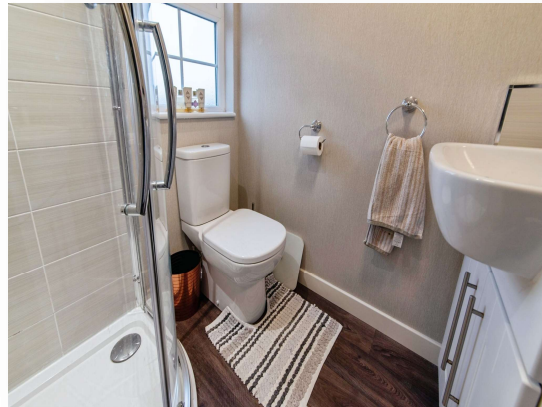
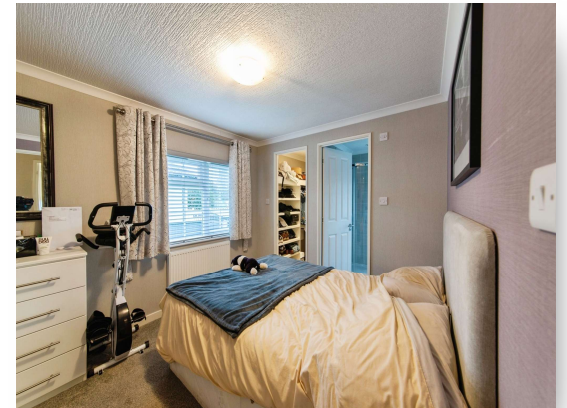
**Gattington Park Hawthorn Hill, Dogdyke Lincoln LN4 4XA**



**welcome to**

**Gattington Park Hawthorn Hill, Dogdyke Lincoln**

A well-presented detached park home offering a bright lounge diner, fitted kitchen and a master bedroom with ensuite and dressing area. The property benefits from a private driveway and a wrap-around garden with attractive views over an adjoining paddock. Viewing is highly recommended, NO CHAIN.



### Entrance Hall

Having two storage cupboards, radiator, wood flooring and access to the loft.

### Lounge Diner

18' 10" max x 17' 2" max ( 5.74m max x 5.23m max )

Featuring a fireplace with electric fire, TV point, two radiators, wood laminate flooring and two windows to the front.

### Kitchen

14' 6" max x 7' 10" max ( 4.42m max x 2.39m max )

Fitted with a range of wall and base units with work surfacing over, sink, electric cooker, integrated fridge freezer, integrated dishwasher, laminate flooring and window to the rear.

### Bedroom One

10' 6" x 9' 1" ( 3.20m x 2.77m )

There is a radiator and window to the side.

### Dressing Area

5' 6" x 3' 7" ( 1.68m x 1.09m )

### Ensuite

5' 6" x 5' 3" ( 1.68m x 1.60m )

Fitted with a shower cubicle, wash hand basin, WC, radiator and window.

### Bedroom Two

9' 10" x 9' 1" max ( 3.00m x 2.77m max )

Having a built-in wardrobe, radiator and window to the side.

### Bathroom

5' 1" x 6' 5" ( 1.55m x 1.96m )

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, vinyl flooring and window to the side.

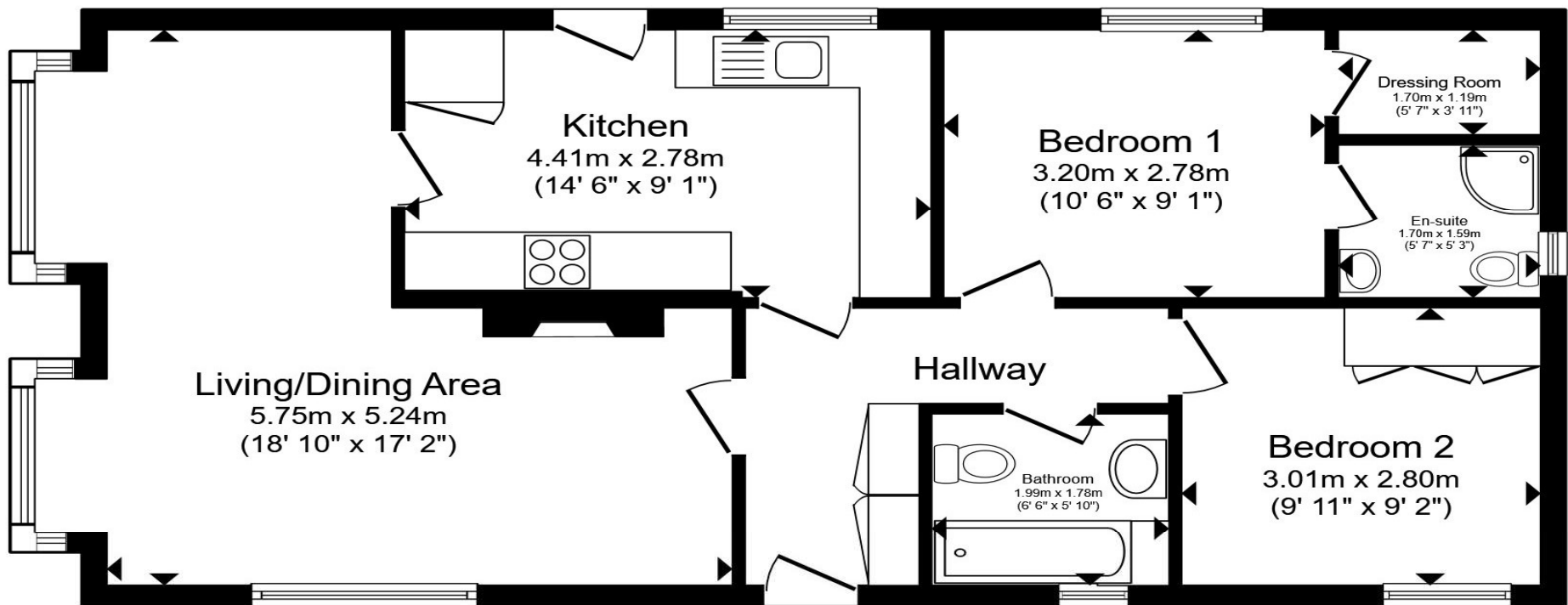
### Outside

Outside there is a driveway providing parking for one vehicle, a wrap around garden with two artificial grass areas and field views to the rear.



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**Total floor area 71.2 m<sup>2</sup> (766 sq.ft.) approx**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)

**welcome to**

## **Gattington Park Hawthorn Hill, Dogdyke Lincoln**

- Two double bedrooms with ensuite and dresser to master
- Wrap-around garden with views overlooking paddock
- Spacious 'L-shaped' lounge diner
- Popular development of Gattington Park
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2434.20

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# **£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112986 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**