



Home View

Dogdyke Road, New York, Lincolnshire LN4 4UL

£495,000

BELL
ROBERT BELL & COMPANY



Home View

Dogdyke Road, New York LN4 4UL

Lincoln – 25 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 10 miles

Woodhall Spa – 8 miles

Coningsby – 3 miles

(Distances are approximate)

A striking home of some significant appeal pleasantly situated to a rural setting with no immediate neighbours and far-reaching views over the Lincolnshire countryside. Internally the property has been significantly extended to provide a wide range of thoughtfully designed accommodation including four bedrooms, lounge and a superb triple aspect living dining kitchen being 46 feet long with three sets of patio doors. The large plot of approximately 0.7 acre (sts) is predominantly laid to lawn with excellent privacy, ample parking and timber double garage. The property has owned solar panels providing cheaper energy costs and financial income. The shopping, social and educational facilities can be found within the nearby villages of Coningsby and Tattershall. A viewing is highly recommended to fully appreciate the size, standard of fitment and location on offer.



Accommodation

Entrance into the property is gained through a UPVC door leading into:

Reception Hall

A T shaped hall with four bedrooms to the left and the living accommodation to the right. There is wood effect flooring, ceiling spot lights, access to roof space and door to:



Lounge 17' 5" x 11' 9" (5.30m x 3.58m)

With front aspect and having cast iron stove set to open brick surround and carved mantel. There are full height built-in dresser units to each side of fire place, ceiling rose, coving and glazed panel double doors to:

Living Dining Kitchen 46' 4" x 14' 0" (14.11m x 4.26m) extending to 22' 9" (6.93m)

The 'HUB' of this superb home, an ideal room for the family to congregate with the **Kitchen Area** to the centre having a range of fitted units comprising Belfast style sink inset to solid timber worksurface over base units including integral dishwasher. There is a range double oven with five ring gas hob with hotplate, solid timber covered island unit providing breakfast bar and further storage units, full height integral fridge and freezer to one wall and larder cupboard. The **Dining Area** currently has a table currently set for ten, and provides an ideal area for everyday meal times or more formal occasions. There are patio doors to the rear garden and wood effect flooring. The **Living Area** is to the opposite end and enjoys two sets of patio doors to each end, central cast iron stove and wood effect flooring. The whole of this room has under floor heating and there is a door returning to the reception hall and door to:

Boot Room

A useful room for coats and boots having door to garden and door to:

Utility Room 11' 7" x 7' 8" (3.53m x 2.34m)

With one and a half sink drainer inset to worksurface over base units and space with plumbing for washing machine. There are wall mounted cupboards above, wood effect flooring and door returning to the reception hall.

Bedroom 1 14' 0" x 11' 5" (4.26m x 3.48m)

Overlooking the garden and having three full height double wardrobes with drawers, coving and door to **En-Suite 8' 0" x 7' 0" (2.44m x 2.13m)** being fully wall tiled and having a suite comprising bath, corner shower cubicle, wash hand basin over vanity unit and a low-level WC. There is wood effect flooring and ceiling spot lights.

Bedroom 2 14' 0" x 10' 11" (4.26m x 3.32m)

A double room having aspect to the front through bay window with appealing fitted window seat.





Bedroom 3 13' 5" x 12' 0" (4.09m x 3.65m)

A double room with front aspect and coved ceiling.

Bedroom 4 17' 6" x 8' 3" (5.33m x 2.51m)

Overlooking the rear garden this room is currently used as a gym, but would also have many other potential uses, home office, games room etc.

Bathroom 8' 7" x 7' 7" (2.61m x 2.31m)

With a suite comprising roll top bath with ball and claw feet, corner shower cubicle, pedestal wash hand basin and a low-level WC. There are ceiling spot lights and radiator.

Outside

The property is approached over a 'Carriage' in and out driveway providing ample parking for many vehicles and leads to **Timber Double Garage (by Dunston House and is a Deore Double) 19' 4" x 18' 1" (5.89m x 5.51m)** with two double doors, strip lighting, power points and service door to the side. The large private gardens (just under 0.5 acres (sts)) have been thoughtfully landscaped, predominantly laid to lawn with a wide variety of decorative shrubs and mature hedging to borders. There is paved patio area and lawn for the morning sun and full width decked entertaining area off the living kitchen providing far reaching open views to the south and an ideal spot to enjoy the famous Lincolnshire sunsets to the west.

Further Information

Mains water and electricity with drainage to a private system. Oil fired central heating. Solar Panels.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = C

EPC Rating = C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, will require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



THESE PARTICULARS WERE PREPARED SEPTEMBER 2023

Property Reference WO0001 6300





TOTAL FLOOR AREA : 2103 sq.ft. (195.3 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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