



Main Street, Dorrington
£230,000



2



1



1

Freehold

£230,000



Key Features

- Semi-Detached House
- Two Bedrooms
- Deceptively Spacious
- Large Plot
- Rural Village Location
- NO ONWARD CHAIN
- EPC rating TBC
- Current Council Tax Band: B





Offered for sale with no onward chain, this deceptively spacious two bedroom semi-detached home is set on a surprisingly large plot in the desirable rural village of Dorrington. Extended to provide versatile accommodation, the property comprises an entrance hall/snug, lounge, kitchen with access to bedroom one, conservatory, second bedroom and a generous bathroom. Externally, the home boasts a large shed/workshop with additional storage above, while the extensive garden offers excellent outdoor space that truly needs to be viewed to be fully appreciated.

Entrance Hall/Snug

Lounge
3.63m x 3.62m (11'11" x 11'11")

Kitchen
2.34m x 3.62m (7'8" x 11'11")

Snug
5.25m x 1.7m (17'2" x 5'7")

Conservatory
6.34m x 2.6m (20'10" x 8'6")

Bathroom

Bedroom One
5.5m x 3.65m (18'0" x 12'0")

Bedroom Two
3.28m x 2.77m (10'10" x 9'1")

Outside

To front is parking for one vehicle with gated access to side garden, laid to lawn with decorative shrubbery and hedge surround and access to two brick build workshops/storage rooms. Further leadin to pond with patio area and space for outdoor seating. To rear is a large space laid to lawn with vegetable patches, trees and shrubbery.

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.





Floorplan



TOTAL FLOOR AREA: 1234 sq.ft. (114.7 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.
Made with Metropix 62005

 **NEWTONFALLOWELL**

Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk