



Green Lane, Dry Doddington



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Guide Price £210,000 to £220,000



Key Features

- Extended End Terraced Home
- Three Bedrooms
- Spacious Lounge/Diner
- Kitchen & Utility Area
- F/F Bathroom & G/F Shower Room
- Generous Wrap Around Gardens
- No Chain
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Enjoying a pleasant rural village location, this end terraced home has been extended to create a versatile family home and benefits from a corner plot position in the heart of the village of Dry Doddington. The property is ideally located close to the A1, giving superb access to neighbouring towns of Newark and Grantham.

The property's accommodation comprises to the ground floor: entrance hall, spacious lounge/diner with feature log burning stove, useful utility area, kitchen with provision for free standing cooker, shower room and double bedroom. The first floor has two further double bedrooms and a family bathroom suite.

Outside, this home has pedestrian access to the front of the property, with a small lawned frontage. The main garden wraps around the side and rear of the property and gives access to a conservatory/storage. The garden is predominantly gravelled but also benefits from a gated driveway which provides off street parking for multiple vehicles. Other features include oil fired central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, **UNDER THE VIRTUAL TOUR TAB** on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes **FURTHER MATERIAL INFORMATION**, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 5'11" x 3'10" (1.8m x 1.2m)

Lounge/Diner 17'4" x 12'0" (5.3m x 3.7m)
maximum measurements

Utility Area 11'4" x 5'7" (3.5m x 1.7m)

Kitchen 13'6" x 6'9" (4.1m x 2.1m)

Conservatory/Storage 12'11" x 7'5" (3.9m x 2.3m)

Ground Floor Bedroom 13'6" x 7'9" (4.1m x 2.4m)

Ground Floor Shower Room 5'5" x 5'4" (1.7m x 1.6m)

First Floor Landing

Bedroom One 13'10" x 9'6" (4.2m x 2.9m)
maximum measurements

Bedroom Two 10'11" x 8'6" (3.3m x 2.6m)
maximum measurements

Bathroom 6'0" x 5'6" (1.8m x 1.7m)



Services

Oil fired central heating. Mains electricity, water and drainage are connected.

Dry Doddington

A small, quiet rural village which lies 5 miles south of Newark, 8 miles north of Grantham, and with easy access to the A1. At the heart of the village is St James church, and a village hall. Village primary schools are located close by in Claypole and Long Bennington and Dry Doddington is also on the bus route to local grammar schools. A range of further amenities can also be found in Long Bennington

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

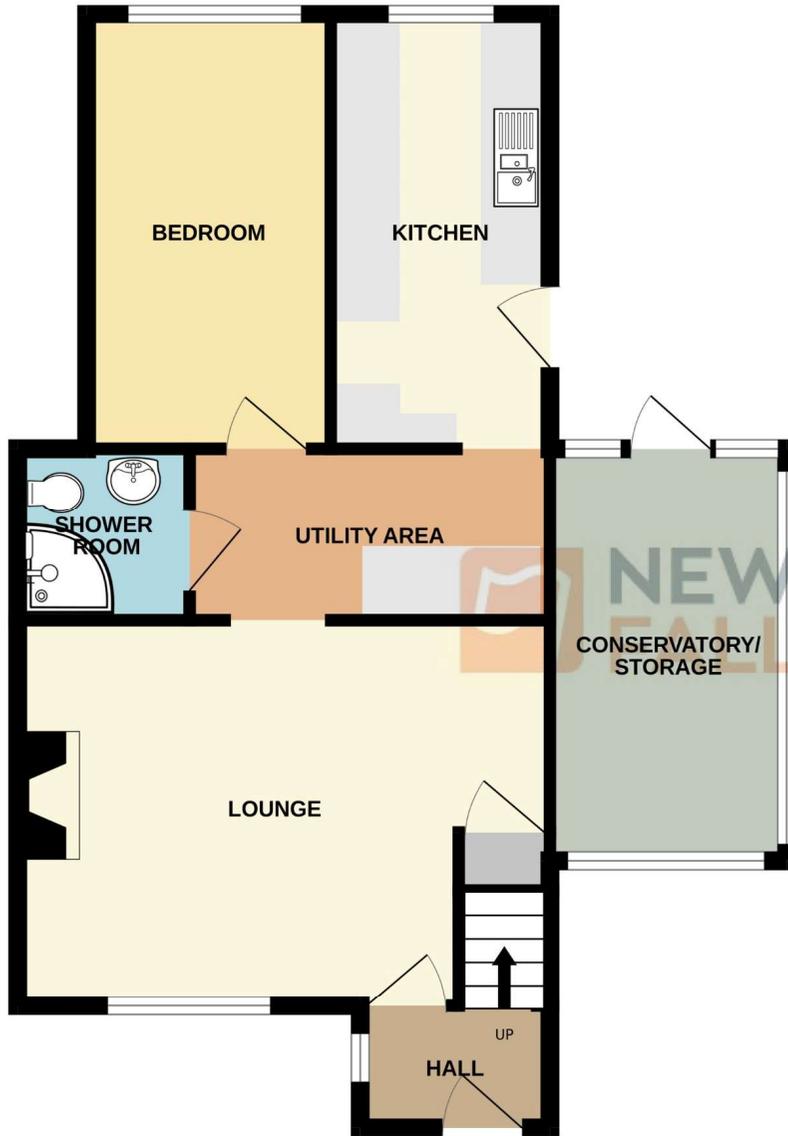
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

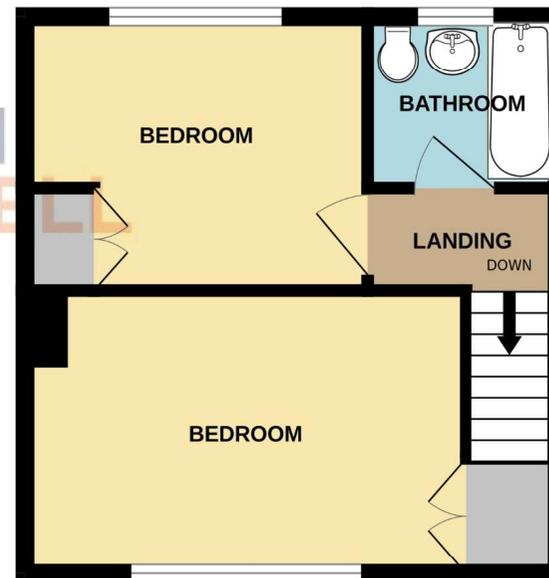
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

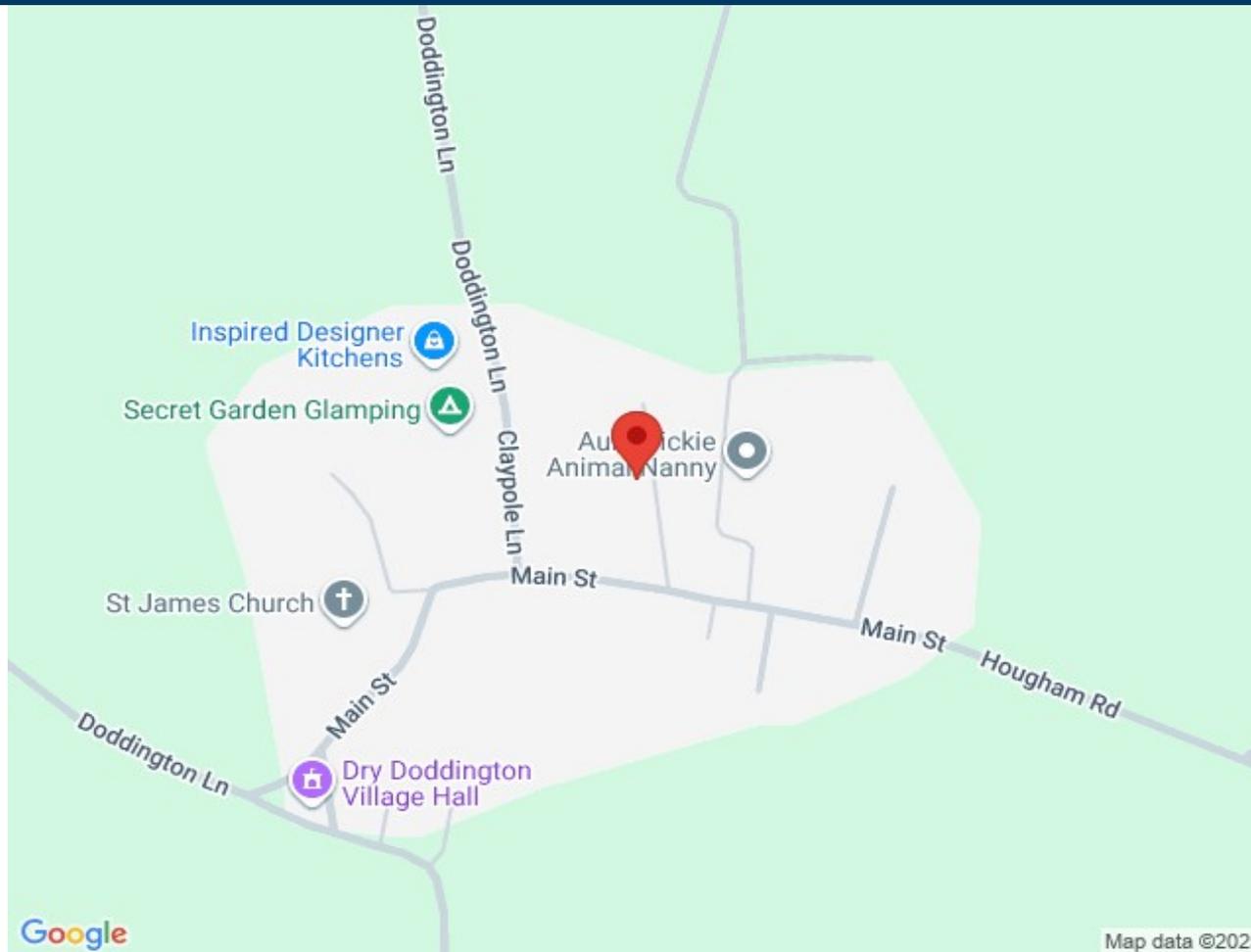


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

