

Manor Farm Bungalow, Manor House Lane,
Dry Doddington, Newark, Nottinghamshire,
NG23 5JA

£210,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A detached 3 bedroomed bungalow situated within the delightful small village of Dry Doddington. The property offers spacious 3 bedroomed accommodation together with front, side and rear garden areas. There is a detached double garage. Central heating is oil fired and the property has uPVC double glazed windows.

Whilst general modernisation is required the rooms are particularly light and airy. The accommodation spacious and well planned for modern lifestyle.

This is the first time the property has been offered for sale since the 1950's. Since that time it has been occupied as Manor Farmhouse. The adjacent Manor Farm buildings are currently offered for sale with Planning Permission for the redevelopment of five residential properties. Manor House Lane is a no-through road. Undoubtedly, the redevelopment of the farm buildings will enhance the area and residential amenity of the village.

Dry Doddington is a small parish in the South Kesteven District, with a population of 365 persons at the 2011 Census. The village is rural in character and an area where only small scale development has taken place. The village is situated approximately 7 miles from Newark, and 12 miles from Grantham. Access points to the A1 trunk road are approximately 2 miles. Main East Coast railway services from Newark Northgate and Grantham provide fast regular services to King's Cross, with journey times of just over 75 minutes.

Manor Farm is a detached bungalow constructed of brick and part stone elevations. The latter is likely to be the remains of the historic Manor which was on this site. There is a pantiled roof covering and a block built modern extension at the rear with a flat roof and glass fibre covering. The central heating system is oil fired and there are uPVC double glazed windows.

The living accommodation can be described in more detail as follows:

ENTRANCE HALL
UPVC double glazed side entrance door, radiator, walk in cupboard with shelving, loft access hatch.

LOUNGE
16'9 x 12'9 (5.11m x 3.89m)



Walk in bay with uPVC double glazed window to the front, two uPVC double glazed side windows, tiled fireplace with open grate. Wooden Adams style fire surround.

KITCHEN
13' x 12'6 (3.96m x 3.81m)
(measurement excludes recess)



UPVC double glazed window to side elevation, double panelled radiator. Fitted kitchen units include base cupboards and drawers, built in breakfast table, working surfaces with inset stainless steel one and a half bowl sink and drainer. Tiling to splashbacks. Integral appliances include ceramic hob, extractor over, Bosch electric double oven.

UTILITY ROOM
8'2 x 8'5 (2.49m x 2.57m)
Loft access hatch, built in airing cupboard housing hot water cylinder and latted shelves. UPVC double glazed window to the rear. Plumbing for automatic washing machine, base cupboard, stainless steel sink and drainer over. Fully tiled walls,, radiator.

LOBBY
With walk in pantry.

PANTRY
7'10 x 3'2 (2.39m x 0.97m)
Wall mounted shelving.

REAR PORCH
Rear entrance door, walk in cloaks cupboard, part tiled walls, terrazzo tiled floor.

BEDROOM ONE
10'11 x 10'10 (3.33m x 3.30m)
(plus 3'5 x 2'11)



Walk in bay with uPVC double glazed window to the front, radiator.

BEDROOM TWO
12'6 x 9' (3.81m x 2.74m)
(maximum measurement into recess)



UPVC double glazed window to the front, radiator. Double wardrobe with hanging rail and cupboards over

BEDROOM THREE/DINING ROOM
12'2 x 11' (3.71m x 3.35m)



UPVC double glazed window to the rear, double panelled radiator.

SHOWER ROOM
6'10 x 5'10 (2.08m x 1.78m)



Charlotte suite including a pedestal basin and low suite WC, double shower with glass screen, wall mounted shower, mermaid style shower boards to wall, extractor fan, radiator. Ceramic tiled floor, uPVC double glazed side window, shower boards to splash back.

OUTSIDE



The bungalow is set on a generous sized enclosed plot. To the front there is a boundary wall which encloses the front garden. Wrought iron hand gate. The front garden is laid to lawn. Concrete pathways extend to the front and side giving access to the rear garden. The rear garden is laid to lawn and enclosed by hedgerows and a close boarded wooden fence. Outbuildings include a brick built store shed and a lean to wooden shed at the rear of the house which houses the oil fired central heating boiler. To the rear of the plot there is a double garage which is of concrete sectional construction and has two up and over doors. A concrete driveway extends along the north side of the bungalow giving access to parking and the double garage. The oil storage tank is located in the rear garden.





SERVICES
Mains water, drainage and electricity are connected to the property. The central heating system is oil fired.

POSSESSION
Vacant possession will be given on completion.

TENURE
The property is freehold.

VIEWING
Strictly by appointment with the selling agents.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



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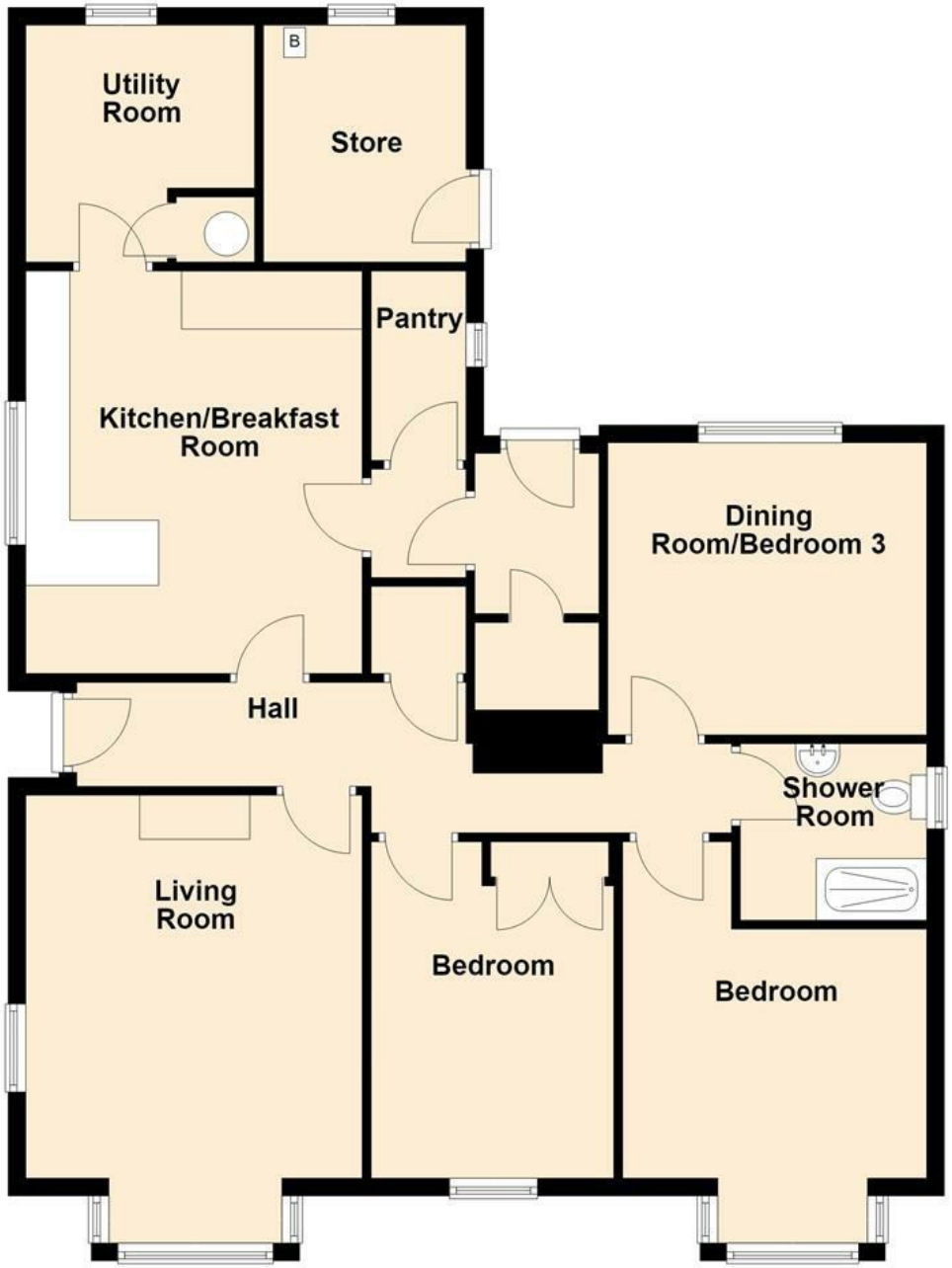
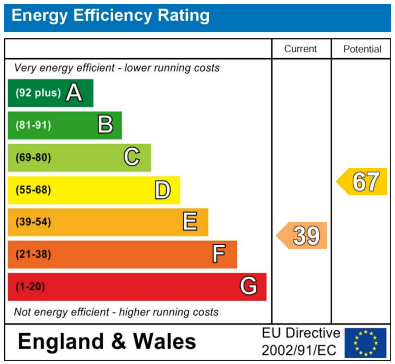
Floor Plan

Approx. 104.1 sq. metres (1120.3 sq. feet)
(excluding Store)



Total area: approx. 104.1 sq. metres (1120.3 sq. feet)







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