

Green Lane, Dry Doddington

Guide Price £205,000 to £215,000

NEWTON FALLOWELL

Green Lane

Dry Doddington, Newark

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.

A major benefit to the property are the NEWLY INSTALLED SOLAR PANELS AND BATTERY. Other features include oil fired central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C









Entrance Hall
5' 11" x 3' 10" (1.80m x 1.17m)

Lounge/Diner
17' 4" x 12' 0" (5.28m x 3.66m)
maximum measurements

Utility Area
11' 4" x 5' 7" (3.45m x 1.70m)

Kitchen
13' 6" x 6' 9" (4.12m x 2.06m)

Conservatory/Storage
12' 11" x 7' 5" (3.94m x 2.26m)

Ground Floor Bedroom
13' 6" x 7' 9" (4.12m x 2.36m)

Ground Floor Shower Room
5' 5" x 5' 4" (1.65m x 1.63m)

Bedroom One
13' 10" x 9' 6" (4.22m x 2.90m)
maximum measurements

Bedroom Two
10' 11" x 8' 6" (3.33m x 2.59m)
maximum measurements

Bathroom
6' 0" x 5' 6" (1.83m x 1.68m)

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 - Solar Panels

The property benefits from 6 newly installed solar panels and a 5.76 KWH battery (installled in 2026) which also provide a SEG tariff for any surplus energy they generate.









Services

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

Square Footage

The square footage for this property is approximately 885 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

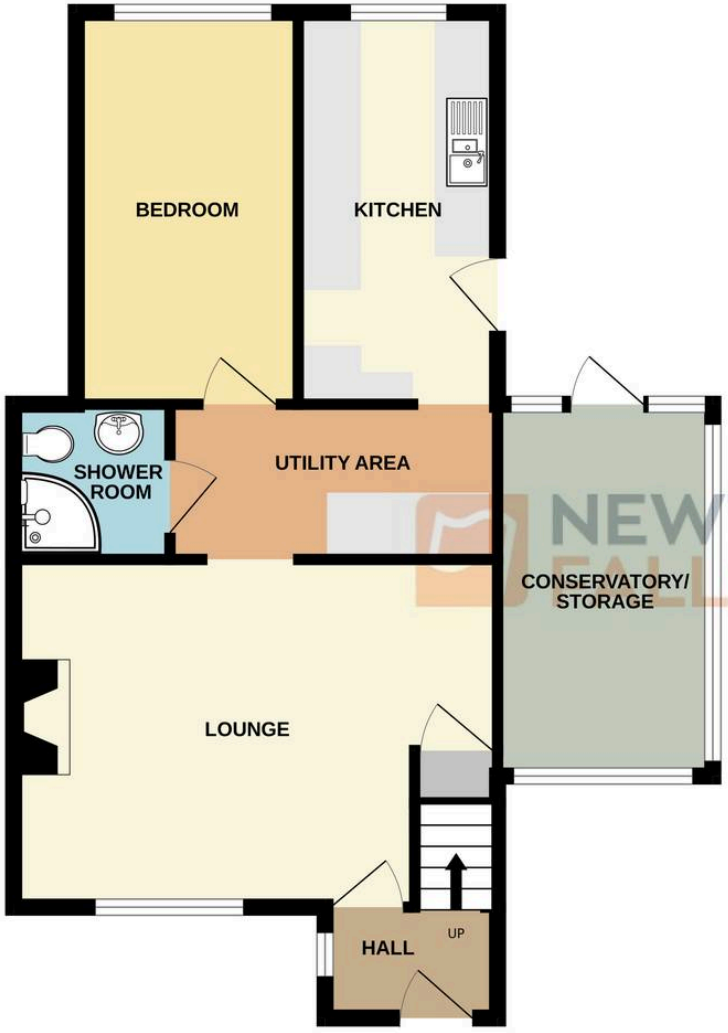
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no 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 receive a percentage of the fees 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 receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



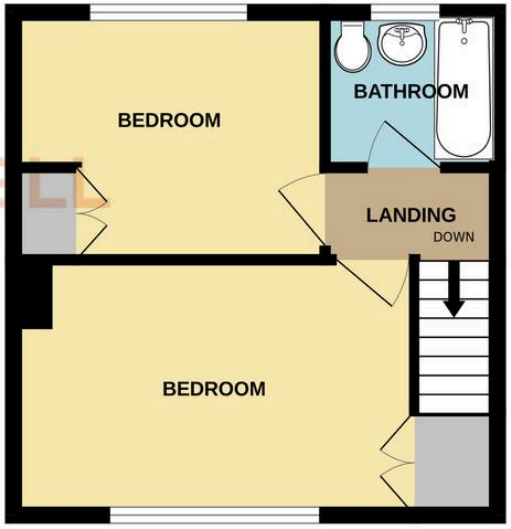




GROUND FLOOR



1ST FLOOR



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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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