



Newgate Street, Doddington March  
Guide Price **£300,000 - £325,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Sought After Village Location
- Fantastic Family Home
- Multiple Reception Rooms
- Private Rear Garden
- Garage Plus Ample Off-Road Parking

## Entrance Hall -

Door to front, window to front and side. Hard wearing vinyl floor covering, understairs storage, access into kitchen and stairs to first floor.

## Kitchen -

Window and door to side leading out into side garden. Flooring from hallway continued. A range of matching base and wall units with tiled splashbacks, stainless steel sink, space for single oven, washing machine and under counter fridge. Access into dining room.

## Dining Room -

Hard wearing vinyl floor covering, double doors into lounge and door into conservatory.

## Lounge -



Window to front, flooring from dining room continued, open feature fireplace.

Conservatory -

Double glazed windows and double doors into garden, vinyl flooring and access into shower room.

Shower Room -

Window to side, tiled flooring and walls. Three-piece suite comprising of walk-in shower, pedestal hand wash basin and low-rise WC.

First Floor

Bedroom One -

Window to front, fitted carpet and built in cupboard.

Bedroom Two -

Window to rear, fitted carpet and built in wardrobe.

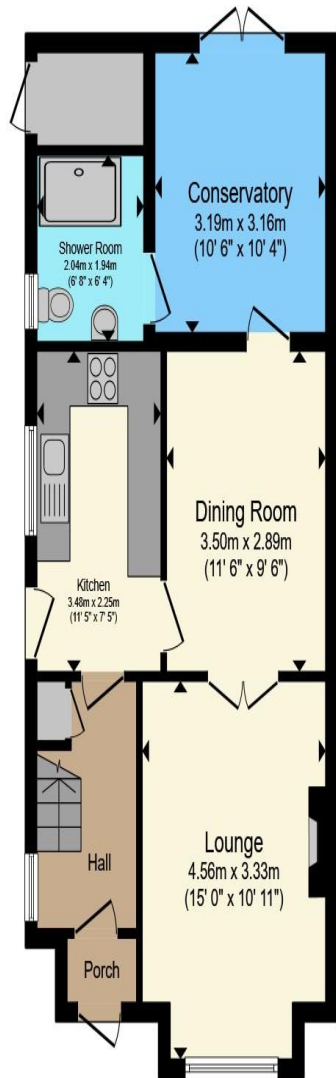
Bedroom Three -

Window to rear, fitted carpet and airing cupboard.

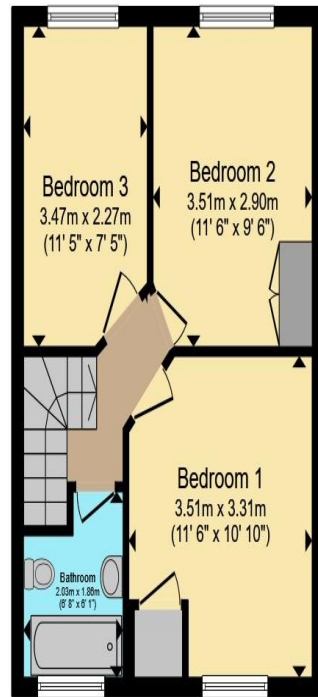
Bathroom -

Window to front, vinyl flooring and part tiled walls. Fitted with a three-piece suite comprising of panelled bath with shower attachment, pedestal hand wash basin and low-rise WC, heated towel rail.

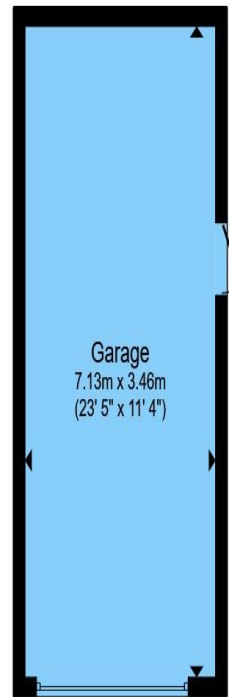




**Ground Floor**



**First Floor**



**Garage**

Total floor area 117.1 m<sup>2</sup> (1,260 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Outside -  
The front of the property is gravelled, offering ample off-road parking. If further parking is needed, double gates to the side of the property lead to the garage at the rear. The garage has an up and over door and has power and lighting installed, there is also a large loft area, great for storage.

The rear garden can be accessed via a gate to the side. There is a paved area to the side leading to the garage. There is an outbuilding which is currently used as storage. There are two patio areas, perfect for entertaining and an area laid to lawn at the rear. Decorated with a variety of trees, shrubs and flowers and with the low-pitched roof it gets plenty of sun so is ideal for gardeners.

To view this property call Sharman Quinney on:  
**01354 661166**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

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