



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

£270,000
Tel: 01636 611 811

 **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.

Floorplan to follow



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	67
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers