



## Hawthorn Hill, Dogdyke, Lincoln, LN4 4XY

- SUPERB and SPACIOUS TWO DOUBLE bedroom, TWO bath/shower room detached property with NO 'upward CHAIN', PETS considered subject to the site owner's discretion
- Wrap around FRONT, SIDE and REAR lawned GARDENS, fenced to sides & rear, and having external lighting
- ENORMOUS LOUNGE DINER, open plan, triple aspect incl FRENCH doors, full height bay & 2 bow windows, 3 ceiling lights, feature fireplace with inset pebbles living flame effect electric fire
- KITCHEN APPLIANCES include built in fan assisted electric oven with LCD display, 4 ring black glazed gas hob, microwave oven, curved glass filter hood, fridge freezer, & dishwasher
- Off road PARKING that may be extended to DOUBLE length
- Gas CENTRAL HEATING with NEW 2026 Vokera Easi-Heat BOILER, UPVC double glazing including FRENCH & external doors, PVC fascias
- Fitted KITCHEN BREAKFAST room, soft close, with peninsula breakfast bar, illuminated display cabinets, circular sink & ceiling inset LCD lighting
- BATHROOM fully wall tiled incl corner bath having inset seat and mixer taps with hand held shower extension, hand basin with single mixer tap in vanity unit having double cupboard under

**Price £110,000**



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## DESCRIPTION

This is a superb & spacious, part furnished, 2 double bedroom, 2 bath/shower room detached property with off road parking that may be extended double length, and wrap around front, side & rear gardens, all on a select park home estate for retired & semi-retired over 50 years of age, pets considered subject to the site owners' discretion, situated in a hamlet, having a local bus stop, only 2.5 miles from the well serviced large village of Coningsby, and there is NO 'upward CHAIN'.

The property also benefits from gas central heating with new 2026 Vokera Easi-Heat boiler, UPVC double glazing incl French & exterior doors, PVC fascias, external lighting, and furniture & fittings as seen are all included.

It consists of enormous lounge diner (triple aspect incl French doors, full height bay window & 2 bow windows, 3 ceiling lights, and feature fireplace with inset pebbles living flame effect electric fire), open plan to the fitted kitchen breakfast room (soft close, with peninsula breakfast bar, illuminated display cabinets, circular sink, ceiling inset LCD lighting and built in appliances include built in fan assisted electric oven with LCD display, 4 ring black glazed gas hob, microwave oven, curved glass filter hood, fridge freezer, & dishwasher), and the boiler storage cupboard.

The inner hall leads to the bathroom (fully wall tiled and includes corner bath having inset seat & mixer taps with hand held shower extension, hand basin with single mixer tap in vanity unit having double cupboard under), master bedroom with en-suite shower room (incl shower cubicle with bi-folding glass door, hand basin in vanity unit with double cupboard under, medicine cabinet) and master dressing room (with light, radiator, hanging rails & shelving). Lastly there is the second double bedroom (with an extensive range of built in furniture incl wardrobes etc).

The site fees are £200 every 4 weeks and water is £260 a year, paid in 2 instalments of £130 every 6 months.





# Chapel Farm Park, Hawthorn Hill, Dogdyke, Lincoln, LN4

Approximate Area = 711 sq ft / 66 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 66 SQ M  
(711 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hunters Property Group. REF: 1449179

## Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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