

***MAIN STREET,  
DORRINGTON, LN4 3QA.***



**£425,000**

***An extended and beautifully presented Four Bedroom Detached Cottage, having been extremely well maintained by the current owners and offering a blend of traditional living with a variety of features including beams, as well as having the benefits of modern living including Gas Central Heating (with a Worcester Bosch combination boiler fitted in 2024), Cloakroom and En-Suite to the master bedroom. The spacious accommodation measures approximately 1200 sq ft, situated over two floors, and comprises Dining Kitchen, Cloakroom, Dining Room, Inner Hall, Lounge, Four Spacious Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside there are well manicured gardens with a larger than average Garage and off road parking. There is private access to a further large and private garden area measuring approximately 0.22 of an acre (subject to survey) which is fully enclosed and particularly private, with a variety of fruit trees. The property is set in the picturesque village of Dorrington, being only twenty minutes from Lincoln and Ruskington being a short drive, with amenities and in order to appreciate the standard of accommodation available in this wonderful property, viewing is strongly recommended.***

**Location:**

*Dorrington is a village located between Sleaford on Lincoln on the B1188 and is close to the village of Ruskington which has a range of shops and amenities to cater for most day to day needs including schools, doctor's surgery, chemist, public library and a railway station with services to Sleaford and Lincoln.*

**Directions:**

*Travelling from Sleaford on the A153 road towards Ruskington, at the Speedway Corner roundabout continue straight ahead and continue into the village. At the next mini roundabout, turn left into Rectory Road and follow this road as it bears into Lincoln Road and proceed out of the village on the B1188 and enter Dorrington. Turn right into Main Street and follow the road as it bears to the left past the butchers, and the property is located on the left hand side*

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*A timber glazed door provides access to the Entrance Porch with a solid Oak door leading to the **Entrance Hall** with stairs to the first floor.*

**Lounge: 4.52m (14'10") x 4.09m (13'5")**

*Having feature electric fire, ceiling beams and radiator.*



**Dining Room: 4.47m (14'8") x 4.09m (13'5")**

*Having understairs store cupboard, smoke alarm, feature fireplace with electric fire, two wall light points and radiator.*



**Kitchen: 4.09m (13'5") x 4.09m (13'5")**

*Having Shaker style wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, space for Range cooker with stainless steel extractor hood over, space and plumbing for washing machine, space for condensing tumble drier, concealed wall mounted Worcester Bosch central heating boiler (fitted in November 2024), ceiling downlighters, space for fridge freezer, two radiators and timber glazed French doors to the garden.*



**Cloakroom:**

Having low level w.c, floating hand washbasin with pillar taps, tiled floor, extractor fan and radiator.

Stairs from the hall provide access to the **First Floor Landing** having Velux window, ceiling downlighters and radiator.

**Bedroom 1: 4.62m (15'2") x 4.29m (14'1")**

Having radiator.



**En-Suite:**

Having close coupled w.c, bowl style hand washbasin with mixer tap, shower cubicle with mains fed shower, tiled splashbacks, extractor fan, ceiling downlighters and radiator.



**Bedroom 2: 2.79m (9'2") x 2.79m (9'2")**

Having ceiling downlighters and radiator.



**Bedroom 3: 4.17m (13'8") x 2.95m (9'8") max**

Having radiator.



**Bedroom 4: 2.79m (9'2") x 1.88m (6'2")**

*Having radiator.*



**Bathroom:**

*Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps, shower attachment over and shower screen, ceiling downlighters and radiator.*



**Outside:**

*To the front of the property is **Parking** for two vehicles and the **Detached Timber Garage** has an electric roller door, power points and lighting, with a personal door to the front garden. The front garden is laid to lawn with a number of decorative shrubs and hedging, extensive patio, and a path leading to a raised block paved seating area offering a picturesque and private retreat. There is a further store area to the side of the property with a large timber shed for storage. The side garden is fully enclosed by a combination of mature hedging and timber fencing and a gate provide access to a private pathway belonging to the property, which extends to the North, and leads to the **Fully Enclosed and Private Garden** measuring approximately 0.22 of an acre (subject to survey) which is fully enclosed by mature hedging and laid predominantly to lawn with a number of fruit trees and a timber **Summer House**, making this area a delightful and private retreat, and which could provide a number of uses including an entertainment area or dog training facility (subject to the necessary consents).*



**Front Garden**



**Garage & Parking**



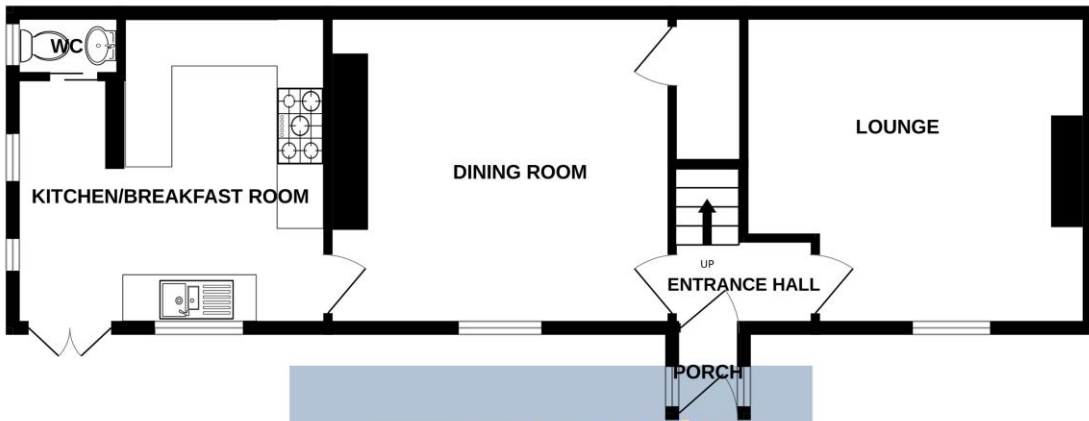
**Rear Garden**



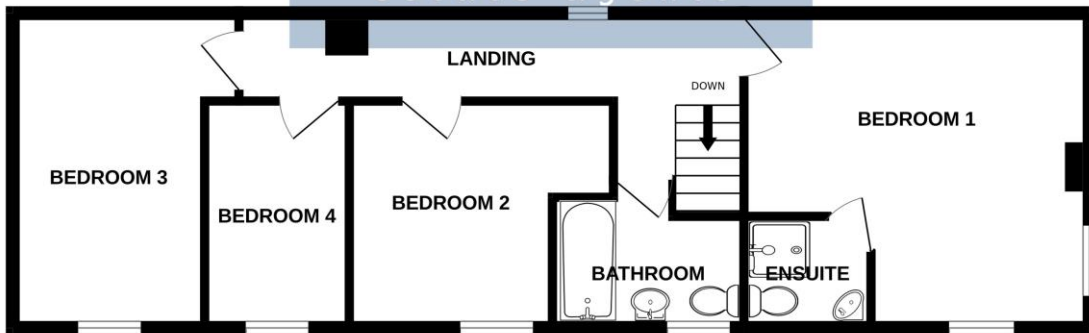
Further Rear Garden Photos

Council Tax Band D.

GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.




1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Agents Note:**

*These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:**

*Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:**

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 11/11/2024

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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