

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



£325,000

A rare opportunity to purchase a totally renovated, improved and modernised Three/Four Bedroom Detached House, which has been tastefully worked on to provide modern living standards mixed with character cottage style features. The house is located in a non estate setting just off the Main Street and now boasts good sized accommodation comprising Entrance Hall, 28' Dining Kitchen with wood burning stove and built-in appliances, Rear Lobby Area, Cloakroom, Store, Lounge, Study/Bedroom Four, Three Further Bedrooms and totally Re-Fitted Bathroom with shower and free standing claw foot bath. Outside, there is a garden to the rear of the property, together with Ample Parking and to the front is a 19' x 12' Workshop/Store. The property further benefits from Electric Heating and Double Glazing and to appreciate the size of accommodation available, early viewing is highly 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, at the Speedway Corner roundabout continue straight ahead into Ruskington. Continue into the village and at the next mini roundabout, turn left into Rectory Road. Follow the road as it leaves the village and continue towards Dorrington. Turn right into the village and enter Main Street and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having built-in coat hooks, storage and a seating area.

Lounge: 3.73m (12'3") x 3.56m (11'8")

Having electric radiator, walk-in bay window and feature panelling to the chimney breast.

Study/Bedroom 4: 2.59m (8'6") x 2.03m (6'8")

Having two windows and electric radiator.

Dining Kitchen: 8.53m (28'0") x 3.58m (11'9")

Having walk-in bay window, a range of wall and base units with worktop over, eye level double oven, built-in fridge freezer, cooker hood, electric hob, 1½ bowl single drainer inset sink with monobloc tap, wood burning stove, rear entrance door and further lobby area providing access to the walk-in store cupboard.

Cloakroom:

Having low level w.c, hand washbasin with mixer tap and wood panelling.

Stairs from the hall provide access to the First Floor Landing.

Bedroom 1: 3.66m (12'0") x 2.59m (8'6")

Having electric radiator.

Bedroom 2: 3.73m (12'3") x 2.92m (9'7")

Having electric radiator.

Bedroom 3: 3.56m (11'8") x 2.64m (8'8") max

Being 'L' shaped.

Bathroom:

Being half panelled with walk-in double shower with digital control, claw foot free standing bath with Victorian style mixer tap and shower attachment, low level w.c, vanity hand washbasin with mixer tap, white towel radiator and extractor fan.



Cloakroom



Lounge



Study/Bedroom 4



Dining Kitchen



Further Aspect

Outside:

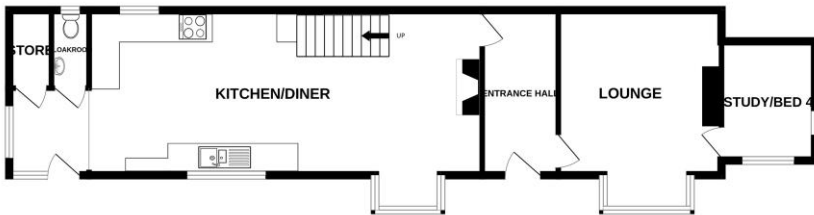
To the front of the property is a sectional concrete **Workshop 5.79m (19'0") x 3.66m (12'0")** with double opening doors, and adjacent to the property is **Parking** for approximately two vehicles. A cold water tap is fitted to the front of the property. The **Rear Garden** has a concrete patio area, borders, lawn and a raised border.

Agents' Note:

There is a concrete drive in front of this property which is owned by this vendor and which provides access to a building plot.

Council Tax Band C.

GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq ft. (112.2 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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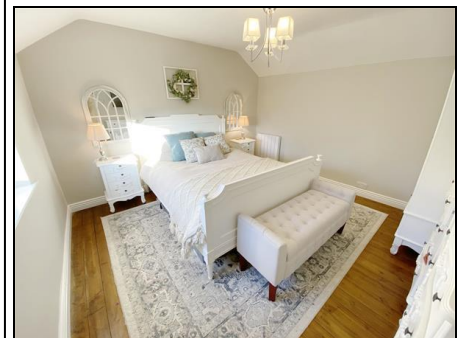
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Further Kitchen Aspect



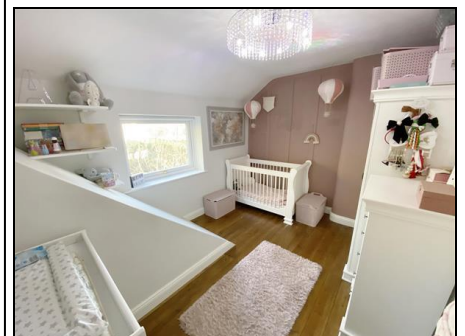
Cloakroom



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Further Aspect



Driveway/Workshop

Agent's 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 21/01/25

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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