



Kendal House, Doddington Lane, Stubton

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OLIVER REILLY



# Kendal House, Doddington Lane, Stubton, Newark

Asking Price: £625,000

- BESPOKE DETACHED FAMILY HOME
- IDYLIC VILLAGE SITUATION
- ADAPTABLE LAYOUT FOR MULTI-GENERATIONAL LIVING
- SUBSTANTIAL 0.26 OF AN ACRE PRIVATE PLOT
- IMPECCABLE PRESENTATION
- FOUR/FIVE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS & GARDEN ROOM
- STUNNING BATHROOM & THREE SHOWER ROOMS
- EXTENSIVE GATED DRIVEWAY & DETACHED DOUBLE GARAGE
- \*NO CHAIN\* Tenure: Freehold EPC 'D'

## LEAVING A LASTING IMPRESSION..!

Kendal House is an impressive, detached home flawlessly presented and pleasantly situated within the extremely sought after semi-rural village of Stubton, in a charming, tranquil non-estate position. Providing ease of access into the neighboring village of Claypole, along with access onto the A17, leading to Newark, Grantham, Lincoln and Sleaford. The property has a secure frontage set behind a double gated entrance, with an extensive block paved driveway and unspoiled front outlook. The house enjoys a substantial internal layout of almost 2,800 sq ft. of HIGHLY VERSATILE living accommodation, comprising: Inviting entrance hall, a SUPERB OPEN-PLAN LIVING/DINING FAMILY KITCHEN, with bi-fold doors opening out onto a delightful seating area. A lovely inner reception hall, attractive SOUTH FACING garden room, a HUGE LIVING ROOM, dual-aspect GROUND FLOOR BEDROOM/THIRD RECEPTION ROOM and separate modern shower room. Perfect multi-generational family-sized living. The first floor hosts a generous landing with access into FOUR DOUBLE BEDROOMS. The 27' ft master bedroom provides extensive fitted wardrobes and a stylish contemporary en-suite shower room. There is additional an en-suite shower room, accessed from bedroom two, along with a separate and highly tasteful family bathroom. Externally, the property stands on a 0.26 of an acre plot, with ample off-street parking. A gravelled driveway leads down the SOUTH FACING rear garden, into a DETACHED DOUBLE GARAGE, providing power, light and water, with scope to be utilised for a variety of purposes. The garden retains a strong-degree of privacy and has been professionally landscaped, with an unspoiled open aspect behind. Further benefits of this impressive residence include uPVC double glazing throughout and oil-fired central heating. Showcasing the HEIGHT OF ELEGANCE, both inside and out. This inspiring residence MUST BE VIEWED in order to be fully appreciation. Marketed with \*NO ONWARD CHAIN!\*



### Entrance Hall: 14'8 x 7'1 (4.47m x 2.16m)

A spacious and inviting space. Providing complimentary wood effect tiled flooring, inset ceiling spot lights, useful integrated double storage cupboard, carpeted stairs rising to the first floor, alarm control panel, central heating thermostat and smoke detector. Access into the inner reception hall and family kitchen. Max measurements provided.

### Open Plan Living/ Dining Kitchen: 22'0 x 18'5 (6.71m x 5.61m)

A fabulous and functional open plan family space. Providing vinyl flooring, inset ceiling spotlights, a ceiling light fitting, a stylish vertical radiator and two further radiators. A generous integrated kitchen with a wide range of complimentary wall and base units. Providing an integrated electric double oven (steam and combination), four ring induction hob, fridge freezer, additional larder fridge, under counter dishwasher and washing machine. uPVC external door gives access onto the side aspect/ driveway. Superb BI-FOLD DOORS in the sitting area lead out onto a beautifully landscaped seating area. Max measurements provided.

### Inner Reception Hall: 14'2 x 7'1 (4.32m x 2.16m)

A warm and welcoming reception space. Cleverly linked from the entrance hallway. Providing continuation of the complimentary wood effect tiled flooring. Access into a useful under stairs storage cupboard. Access into two further reception room, a ground floor shower room and the garden room. Max measurements provided.

### South Facing Garden Room: 16'9 x 6'3 (5.11m x 1.91m)

With open plan access from the reception hall. With continuation of the complimentary wood effect tiled flooring. A delightfully tranquil escape from the main elements of the property. Providing a delightful outlook over the highly private and well-tended rear garden. The garden room is SOUTH FACING and of brick built construction with an eye-catching pitched glass roof with uPVC double glazed windows to the side elevation and uPVC double glazed French doors opening out onto the rear garden. There are further (solid wood) French doors leading into the large living room;

### Living/ Family Room: 29'4 x 18'6 (8.94m x 5.64m)

A SUPERBLY SPACIOUS family sized living room. Providing carpeted flooring, two wall light fittings and two ceiling wall light fittings. Central feature fireplace housing an electric fire. Integrated mirror TV, INCLUDED IN THE SALE.. uPVC double glazed window to the rear elevation enjoys a delightful outlook over the rear garden, with uPVC double glazed French doors giving external access.

### Study/ Ground Floor Bedroom Five: 14'7 x 13'11 (4.45m x 4.24m)

A substantial reception/ ground floor dual-aspect bedroom. Useful for any mutigenerational family member (s). Providing carpeted floor coverings, two uPVC double glazed windows to the front and side elevation with a useful fitted double storage cupboard.

### Ground Floor Shower Room: 9'6 x 6'3 (2.90m x 1.91m)

A complimentary modern three-piece suite with tiled flooring, inset ceiling spotlights, part tiled wall coverings, high-level chrome heated towel rail, and extractor fan. Providing a large corner fitted shower cubicle with mains shower facility, low level W.C and ceramic wash hand basin with chrome mixer tap and useful double vanity storage drawer unit below. Obscure uPVC double glazed window to the side elevation.

### First Floor Landing: 21'9 x 10'2 (6.63m x 3.10m)

A generous space with sufficient space for a relaxing seating area, overlooking the rear garden and unspoiled outlook behind, with uPVC double glazed window to the rear elevation. With carpeted floor coverings, inset ceiling spotlights and smoke detector. Access into a fitted linen cupboard with shelving, all four bedrooms and family bathroom. Max measurements provided. Width narrows to 5'7 (1.70m).





**Master Bedroom:** 26'9 x 13'0 (8.15m x 3.96m)

An extremely generous, bright and airy bedroom, with extensive fitted wardrobes, carpeted floor coverings and inset ceiling spotlights. Two uPVC double glazed windows to the side elevation, appreciating a delightful external outlook. One of two loft hatch access points. Access into the master en-suite. Max measurements provided up to fitted wardrobes.

**Master En-Suite:** 8'7 x 6'4 (2.62m x 1.93m)

Of stylish contemporary design, providing tiled floor coverings, part tiled wall coverings, chrome heated towel rail and an extractor fan. A modern three-piece suite comprises: Corner fitted shower cubicle with mains shower facility, low level W.C and ceramic wash hand basin with chrome mixer tap, illuminated vanity mirror above and large under counter vanity drawer storage units. Window to the side elevation.

**Bedroom Two:** 11'6 x 10'8 (3.51m x 3.25m)

A delightful DOUBLE bedroom, with carpeted floor coverings, a double fitted wardrobe and drawer unit. uPVC double glazed window to the front elevation. Access into the second en-suite shower room. Max measurements provided into bay-window.

**En-Suite Shower Room:** 8'6 x 6'5 (2.59m x 1.96m)

Providing tiled flooring, a fitted shower cubicle with mains shower facility with walled tiled splash backs, low level W.C and wash hand basin with chrome mixer tap and vanity storage unit below. Extractor fan and wall mounted chrome heated towel rail. Max measurements provided. Width narrows to 3'5 ft (1.04m).

**Bedroom Three:** 19'10 x 10'6 (6.05m x 3.20m)

A GENEROUS DUAL-ASPECT DOUBLE BEDROOM, with carpeted floor coverings, uPVC double glazed windows to the front and rear elevation. Providing extensive and complimentary fitted wardrobes. Max measurements provided into bay-window.

**Bedroom Four:** 12'9 x 11'5 (3.89m x 3.48m)

A further DOUBLE bedroom, currently utilised as a sizeable home office, with carpeted floor coverings and uPVC double glazed window to the front elevation, with additional Loft hatch access point in place. Max measurements provided into bay-window.

**Family Bathroom:** 7'2 x 6'9 (2.18m x 2.06m)

With complimentary tiled flooring and majority tiled wall. Providing a central freestanding bath with chrome mixer tap, low level W.C and a ceramic wash hand basin with chrome mixer tap and useful vanity storage unit below. Inset ceiling spotlights, extractor fan and obscure uPVC double glazed window to the side elevation.

**Detached Double Garage:** 17'10 x 19'9 (5.44m x 6.02m)

Located towards the rear of the property's rear garden. Of brick built construction with a pitched pantile roof, external security lighting, two manual up/over garage doors, a separate uPVC personnel door to the side elevation and uPVC double glazed window also to the side elevation. Providing internal power, lighting and water. Fully equipped with cavity wall insulation and loft insulation, whilst being used as a utility area. Providing excellent scope to be utilised for a variety of unique purposes.

**Externally:**

The property stands on an approximate 0.26 of an acre plot. The wall enclosed front aspect has a high-level walled frontage, with a bespoke double wrought iron gated entrance, leading onto an extensive block paved driveway. The front garden has been beautifully maintained, predominantly laid to lawn with planted borders. Retaining a high degree of privacy and an unspoiled front outlook. The left side aspect gives gated access to the external modern boiler (2020). The right-side aspect provides a part block paved and gravelled driveway, which leads to the detached double garage. The rear garden has been professionally landscaped, providing a raised paved outdoor seating area. The garden is predominantly laid to lawn in two sections, with an array of complementary planted borders and a lovely range of mature trees. There is provision for a greenhouse and a newly erected summer house, providing power, lighting and a fitted kitchenette. INCLUDED IN THE SALE. The garden provides secure high-level fenced side boundaries and a lower level hedged rear boundary. Enjoying an unspoiled open aspect behind.

**Services:**

Mains water and electricity are all connected. The property also provides oil fired central heating via a modern-day external boiler and uPVC double glazing throughout. The property is not on mains drains. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Tenure: Freehold. Sold with vacant possession.**

**Approximate Size: 2,713 Square Ft.**

Measurements are approximate and for guidance only. This does not include the detached double garage.

**Local Authority:**

South Kesteven District Council.

**Council Tax: Band 'E'**

**EPC: Energy Performance Rating: 'D'**

**Local Information & Amenities: Stubton**

This property is situated in a quiet and desirable village location, approximately 7 miles East from the popular market Town of Newark-On-Trent, which has a fast track rail service to London Kings Cross in approximately 70 minutes from Newark North Gate Station. There is ease of access onto the A52, providing access to Dry Doddington, Beckingham, Sleaford and to Lincoln. The village hosts a community hall, St. Martins Church and the popular Grade II listed Stubton Hall which is a superb venue for Weddings and other functions. The village won the 'Best Kept village' award in 2012 and is within close proximity into the neighbouring village of Claypole, which hosts a wide range of on-hand amenities, including a village shop, butchers, 'The Five Bells' public house and local primary school.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





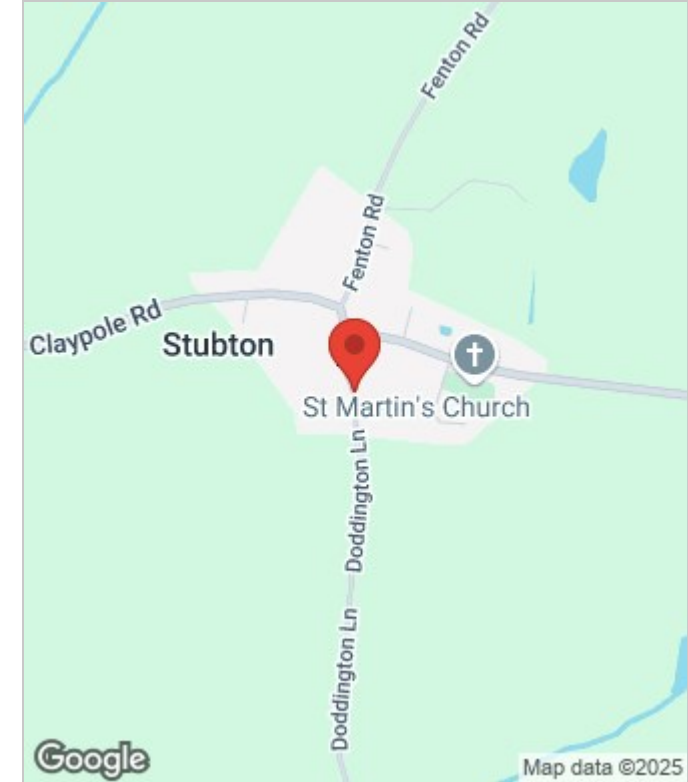
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>71</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	