



The Forge, Main Street, Dry Doddington, Newark

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# The Forge, Main Street, Dry Doddington, Newark

- NON-ESTATE DETACHED BUNGALOW
- THREE/ FOUR RECEPTION ROOMS & CONSERVATORY
- EXCELLENT CONDITION & HIGHLY ADAPTABLE LAYOUT
- TWO EN-SUITES & FOUR-PIECE BATHROOM
- GENEROUS 0.22 OF AN ACRE PRIVATE PLOT WITH DETACHED LOG CABIN
- THREE/FOUR BEDROOMS
- LOVELY SEMI-RURAL VILLAGE LOCATION
- SUPERB CONTEMPORARY DINING KITCHEN
- INTEGRAL DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- OWNED SOLAR PANELS & AIR SOURCE HEATING!  
Tenure: Freehold. EPC 'C'

YOUR HAPPILY EVER AFTER STARTS HERE!!!!.

Are you ready for village life? You will be after you've visited 'The Forge'. A tremendous and individually designed non-estate detached bungalow. Boasting a SUBSTANTIAL LAYOUT that promotes living flexibility at its finest! This eye-catching home enjoys a CAPTIVATING CENTRAL POISITION in the heart of a picturesque semi-rural village. Owning an idyllic outlook over to the St. James Church and easily accessible for links onto the A1 and into the well-served neighbouring village of Claypole.

Not only does this sizeable home command a copious design. It has been SIGNIFICANTLY ENHANCED by the addition of OWNED SOLAR PANELS and AIR-SOURCE HEATING! Bringing the property into a more energy efficient bracket. The HIGHLY ADAPTABLE accommodation comprises: Entrance hall, a STUNNING DINING KITCHEN with central island, a HUGE LIVING ROOM with Inglenook fireplace and inset log burner, separate sitting room and a delightful glass-roof conservatory, leading out onto a large paved seating area. There are THREE/FOUR DOUBLE BEDROOMS. Two of which provide an EN-SUITE SHOWER ROOM and a separate LUXURIOUS FOUR-PIECE FAMILY BATHROOM.

Externally, the bungalow is captivated by its MAGNIFICENT 0.22 OF AN ACRE PLOT. The front aspect is greeted with an EXTENSIVE BLOCK PAVED DRIVEWAY leading into an INTEGRAL DOUBLE GARAGE, with two electric roller doors. The bright and beautiful rear garden presents a WONDERFUL EXTERNAL ESCAPE. Leading down to a DETACHED MULTI-PURPOSE CABIN. Fully insulated and equipped with power, lighting and a log burner. Creating an ideal home office environment.

Additional benefits of this spectacular bespoke home include uPVC double glazing (replaced in 2019), an EV charger, an alarm system,18 OWNED solar panels with 7KW batteries and a large boarded loft space, with scope to utilise. THE ULTIMATE BUNGALOW AWAITS!!!!. Internal viewings are simply ESSENTIAL to gain a full sense of appreciation!

Guide Price £525,000



<b>ENTRANCE HALL:</b> Max measurements provided.	25'8 x 11'2 (7.82m x 3.40m)
<b>STYLISH DINING KITCHEN:</b>	16'9 x 11'10 (5.11m x 3.61m)
<b>GENEROUS LIVING ROOM:</b> Max measurements provided into bay-window.	23'6 x 13'3 (7.16m x 4.04m)
<b>SITTING ROOM:</b>	16'6 x 11'1 (5.03m x 3.38m)
<b>CONSERVATORY:</b> Of part brick and uPVC construction, with a pitched glass-roof. Providing complementary tiled flooring, a double panel radiator, power, lighting, uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors leads out onto a substantial and private seating area.	13'1 x 11'10 (3.99m x 3.61m)
<b>DINING ROOM/ BEDROOM FOUR:</b>	11'3 x 9'5 (3.43m x 2.87m)
<b>MASTER BEDROOM:</b> Max measurements provided.	18'1 x 12'9 (5.51m x 3.89m)
<b>MASTER EN-SUITE SHOWER ROOM:</b>	8'6 x 6'6 (2.59m x 1.98m)
<b>BEDROOM TWO:</b> Max measurements provided.	18'8 x 10'1 (5.69m x 3.07m)
<b>EN-SUITE SHOWER ROOM:</b> Max measurements provided.	8'1 x 5'8 (2.46m x 1.73m)
<b>BEDROOM THREE:</b>	10'5 x 7'10 (3.18m x 2.39m)
<b>STUNNING FOUR-PIECE BATHROOM:</b>	14'1 x 9'5 (4.29m x 2.87m)
<b>INTEGRAL DOUBLE GARAGE:</b> Accessed via two electric (remote controlled) roller garage doors. Equipped with power, lighting and over-head eaves storage. Access to the electrical RCD consumer unit and 7KW solar panel inverter. Two obscure uPVC double glazed windows to the left side elevation. A wooden rear stable door gives access to the rear of the bungalow and down to the garden. Hosting great scope to be utilised into additional living accommodation, if required. Subject to relevant approvals.	18'2 x 17'5 (5.54m x 5.31m )







#### DETACHED LOG CABIN:

Of timber construction, with a pitched and insulated felt roof. Accessed via paned French doors. There are four paned windows to the front elevation, two to the left side elevation and two to the right side elevation. Hosting complementary oak laminate flooring, a log burner with a raised and patterned tiled hearth. Equipped with power, lighting and great scope to be utilised for a variety of purposes. Currently being used as a functional home office with a relaxing seating area.

17'11 x 12'3 (5.46m x 3.73m )

#### EXTERNALLY:

This beautiful individual residence is pleasantly positioned in the heart of a pretty semi-rural village. Holding close links to Claypole and ease of access onto the A1 with access to Newark and Grantham. The bungalow STANDS PROUD on a wonderful 0.22 of an acre private plot. The front aspect is greeted with a substantial BLOCK PAVED DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING AND ACCESS INTO THE integral double garage, with EV charger and three external up/ down lights. There are complementary planted borders. Hosting a range of mature plants, bushes and shrubs. A low-level walled front boundary and fenced side boundaries. The left side aspect has a secure wooden personal gate, with paved pathway and three external up/ down lights, leading down to the WELL-APPOINTED and HIGHLY PRIVATE rear garden. Promoting a tranquil external escape. Predominantly laid to lawn, enjoying attractive planted borders and a sweeping pathway down to the bottom of the garden and a lovely paved seating area. Located directly in front of the LARGE LOG CABIN. There is an additional and equally sizeable paved seating area, directly accessed from uPVC double glazed French doors in the sitting room and conservatory. Provision for a large garden shed, summer house and greenhouse. There are two external security lights, an outside tap, fenced side and rear boundaries. Enhanced by an unspoiled tree-lined outlook to the rear.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides AIR SOURCE HEATING (serviced annually), 18 owned solar panels, an alarm system and uPVC double glazing throughout. Replaced in 2019.

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.

#### Owned Solar Panels:

There are a total of 18 solar panels to the front roofline of the bungalow. Installed in 2023. These are OWNED outright. Providing a 7KW battery.

#### Approximate Size: 2,160 Square Ft.

Measurements are approximate and for guidance only. This includes the integral double garage.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'F'

#### EPC: Energy Performance Rating: 'C' (76)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities: Dry Doddington

The sought-after semi-rural village of Dry Doddington, is conveniently located, with ease of access onto the A1, approximately 8 miles from Grantham and 5 miles from Newark-on-Trent, where there is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. The village has a popular community hall and historic St. James Church, which can be easily appreciated from this particular property., with views reaching over the village green. The two nearby villages of Long Bennington (2 miles away) and Claypole both offer a wealth of excellent amenities, including local shops, doctors surgery with pharmacy, Hairdressers, Primary School's, public houses and restaurants.

#### 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.











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(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	