



Claypole Lane, Dry Doddington, Newark





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- SPACIOUS SEMI-DETACHED HOME
- DELIGHTFUL VILLAGE SETTING- WITH A1 ACCESS!
- DINING KITCHEN, PANTRY & INTERNAL STORE ROOM
- GREAT SCOPE TO EXTEND & REMODEL- Subject To Approvals
- OIL CENTRAL HEATING & uPVC DOUBLE GLAZING
- THREE EXCELLENT SIZED BEDROOMS
- GENEROUS BAY-FRONTED LIVING ROOM & CONSERVATORY
- GROUND FLOOR BATHROOM & FIRST FLOOR W.C
- LARGE PLOT- EXTENSIVE GRAVELLED DRIVEWAY & PRIVATE REAR GARDEN
- NO CHAIN AVAILABLE! Tenure: Freehold. EPC 'tbc'

A SIZEABLE SEMI-OFFERING A SLICE OF THE GOOD-LIFE!
This superb semi-detached home offers an abundance of possibilities! Enjoying a tranquil setting in the heart of a charming, picturesque village, providing peaceful countryside living while remaining conveniently close to the A1 and the excellent range of amenities in the neighbouring village of Claypole.

Standing proudly on a generous private plot, this home offers OUTSTANDING POTENTIAL to take it to the next level, with space for a substantial rear extension (subject to the necessary planning permissions).

Lovingly restored by the current owners, the property has been brought back to life with a vibrant yet tasteful finish, creating a welcoming home while still promising the perfect opportunity for you to inject your own style!

The DECEPTIVELY SPACIOUS/HIGHLY ADAPTABLE accommodation comprises: Inviting entrance hall, a generous bay-fronted living room with feature fireplace, a well-maintained dining kitchen which flows into a delightful conservatory. French doors open onto a secluded paved seating area.

The ground floor continues to present a wealth of possibilities, featuring a family bathroom, an inner hallway leading to a separate W.C, a substantial internal store room, an equally spacious pantry, and boiler room/utility, all offering excellent potential for reconfiguration, if desired.

The first floor boasts THREE EXCELLENT BEDROOMS- Two of which benefit from fitted wardrobes/storage cupboards. The impressive principal bedroom is further enhanced by its own W.C.

Outside, the LARGE, PRIVATE REAR GARDEN is a true highlight, offering a wonderful sense of seclusion and endless chances to create your own outdoor haven. The front aspect has a thoughtfully landscaped garden and is complemented by an EXTENSIVE GRAVELLED DRIVEWAY, providing parking for a wide range of vehicles.

This tremendous home is packed with opportunity and ready for its next chapter!- HIT 'HOME' AND NEVER LOOK BACK!

Guide Price £220,000



ENTRANCE HALL:	16'9 x 6'1 (5.11m x 1.85m)
BAY-FRONTED LIVING ROOM:	15'1 x 13'0 (4.60m x 3.96m)
Max measurements provided into bay-window.	
DINING KITCHEN:	11'5 x 9'10 (3.48m x 3.00m)
CONSERVATORY:	9'5 x 9'4 (2.87m x 2.84m)
Of part brick and uPVC construction, with a pitched poly-carbonate roof with ceiling light and fan. There is complementary wood-effect laminate flooring, power sockets and a double panel radiator. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out onto a secluded paved seating area, in the rear garden.	
GROUND FLOOR BATHROOM:	6'1 x 5'1 (1.85m x 1.55m)
INNER HALL:	9'2 x 22'10 (2.79m x 6.96m)
STORE ROOM:	9'5 x 6'1 (2.87m x 1.85m)
GROUND FLOOR W.C:	6'1 x 2'10 (1.85m x 0.86m)
LARGE PANTRY:	6'4 x 6'1 (1.93m x 1.85m)
BOILER/UTILITY ROOM:	6'2 x 6'1 (1.88m x 1.85m)
FIRST FLOOR LANDING:	8'9 x 2'9 (2.67m x 0.84m)
MASTER BEDROOM:	16'2 x 11'9 (4.93m x 3.58m)
FIRST FLOOR W.C:	3'9 x 2'10 (1.14m x 0.86m)
BEDROOM TWO:	13'1 x 10'3 (3.99m x 3.12m)
With fitted wardrobes.	
BEDROOM THREE:	8'10 x 7'10 (2.69m x 2.39m)
With fitted cupboard/ wardrobe.	





EXTERNALLY:
Occupying a generous plot in the heart of a picturesque semi-rural village, this sizeable semi-detached home enjoys a highly sought-after location, conveniently positioned close to local amenities and with excellent access to the A1.

The property is approached via an attractive landscaped frontage, featuring an extensive gravelled driveway providing ample off-road parking for multiple vehicles, including a caravan or motorhome. The well-maintained front garden is predominantly laid to lawn, with a pathway leading to the front entrance beneath a storm canopy. A high degree of privacy is afforded by mature hedging to the front, a newly erected fence to the left-hand boundary, and a well-established privet hedge to the right.

A decorative wrought-iron gate to the side of the property opens onto a concrete pathway, complete with an outside tap, leading to the beautifully appointed rear garden. Predominantly laid to lawn, the garden is complemented by an attractive selection of established shrubs, bushes and mature trees, creating a tranquil outdoor setting. There is provisional space for two garden sheds and a greenhouse, while a secluded paved seating area is accessed directly from the conservatory through uPVC double-glazed French doors, making it ideal for outdoor dining, relaxing and entertaining.

Additional features include access to the oil tank, with the rear garden enjoying an exceptional degree of privacy thanks to fully enclosed fenced side boundaries and a tall conifer hedge along the rear boundary.

Approximate Size: 1,140 Square Ft.
Measurements are approximate and for guidance only.

Services:
Mains water, drainage, and electricity are all connected. The property also provides oil fired central heating and uPVC double glazing throughout.
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.

Local Authority:
South Kesteven District Council.

Council Tax: Band 'B'

Tenure: Freehold.
Sold with vacant possession on completion.

EPC: Energy Performance Rating: 'tbc'- On Order
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, 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:
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 an 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	