

***FEN ROAD,  
DORRINGTON, LN4 3QB***



***£280,000***

***Located in a rural setting to the East of the village and located within grounds of approximately Half an Acre, a Two Bedroom Detached Bungalow with a Brick Built Former Pumping Station measuring 25'6 x 12'7 with adjacent raised former holding tank, a running Beck as well as other unique features within the grounds. This is an ideal purchase for the buyer looking for a rural setting with land and Ample Parking. The property is Double Glazed and benefits from Oil Central Heating and has accommodation comprising Hall, Lounge, Kitchen, 16'6 Conservatory, Two Double Bedrooms, Bathroom and Separate W.C. The property also has Two Brick Built Outbuildings. There is a running Beck within the garden forming a superb natural feature and the remainder of the gardens are laid mostly to lawn and overlook open farmland. Viewing of this property 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 towards the village of Ruskington, continue through Ruskington and upon reaching Dorrington turn right and proceed out of the village towards Fen Road. After approximately one mile, the property is the second bungalow on the right hand side as indicated by our 'For Sale' board.

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Double glazed entrance door provide access to the Hall

**Lounge:** 4.27m (14'0") x 3.58m (11'9")

Having radiator, dado rail, brick fireplace with multi fuel stove and coved ceiling.

**Kitchen:** 3.48m (11'5") x 3.05m (10'0")

Having wall and base units, worktop, tiled splashbacks, cooker hood, 1½ bowl single drainer sink with monobloc tap, space for oven and coved ceiling. A door provides access to the:

**Conservatory:** 5.03m (16'6") x 2.31m (7'7")

Having French doors to garden.

**Bedroom 1:** 3.23m (10'7") x 2.95m (9'8")

Having radiator.

**Bedroom 2:** 3.45m (11'4") x 2.62m (8'7")

Having radiator.

**Bathroom:**

Having bath with electric shower over, pedestal hand washbasin, airing cupboard, white towel radiator and tiled splashbacks.

**Separate W.C**

Having hand washbasin and low level w.c.

**Outside:**

The gardens to the front of the property are laid mostly to lawn with borders and a concrete drive provides Ample Parking. Adjacent to the drive is a small woodland area that provides access to the former **Pumping Station** 7.77m (25'6") x 3.84m (12'7") and in front of this is a small stream which leads to a beck area with overhanging Willow trees. Adjacent to this is a former **Holding Tank** 8.71m (28'7") x 5.18m (17'0") which is currently used as a store. The remainder of the grounds are laid mostly to lawn with various raised borders and sheds together with a concrete **Air Raid Shelter** and **Nissan type building**. There is an enclosed patio area adjacent to the property with **Two Brick Outbuildings**.



**Lounge**



**Kitchen**



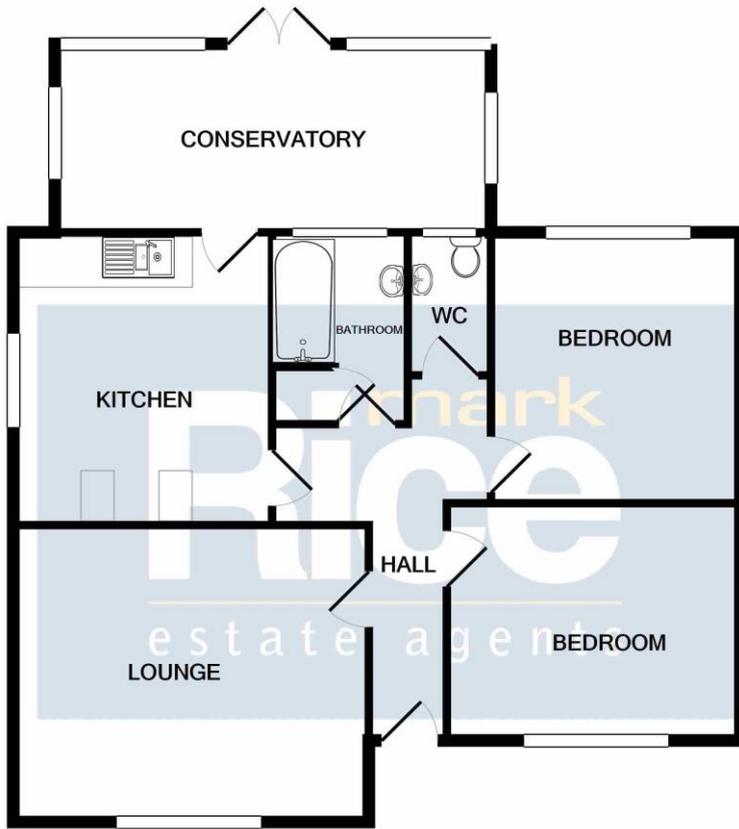
**Conservatory**



**Bedroom 1**



**Bedroom 2**



***Bathroom***



***Rear Garden***



***Further Aspect***

**TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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***Further Garden Aspects***



***Pumping Station and Holding Tank***

- 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 11/3/2021*

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