

***MAIN STREET,
DORRINGTON, LN4 3PX***



£240,000

Located in a non estate position within the centre of this popular village, a one year old Three Bedroom End Terrace House providing good size family accommodation together with Ample Parking to the front and rear. The house is located within good size gardens and the full accommodation comprises Entrance Hall, 16'5 x 10'3 Dining Kitchen with built in appliances, Ground Floor Cloakroom, Lounge, Three Bedrooms, En-Suite to the master bedroom and Family Bathroom. There are front, side and rear gardens and further Parking to the rear. The property further benefits from Gas Central Heating, Double Glazing and under floor heating to the ground floor. To appreciate the standard of accommodation available and its superb location, 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 towards Ruskington. Continue through Ruskington and upon reaching Dorrington turn right into Main Street. The property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the Hall

Cloakroom:

Having vanity hand washbasin with mixer tap, low level w.c, and tiled splashbacks.

Lounge: 5.23m (17'2") x 3.48m (11'5")

Having French door to the garden.

Dining Kitchen: 5.00m (16'5") x 3.12m (10'3")

Having wall and base units, fitted worktop, 1½ bowl single drainer sink with monobloc tap, rear entrance door, inset gas hob with cooker hood over, ceiling downlighters and built-in appliances comprising fridge freezer, washer drier, eye level double oven and dishwasher

Stairs from the hall provide access to the **First Floor Landing** having cupboard housing the boiler and radiator.

Bedroom 1: 4.34m (14'3") narrowing 3.20m (10'6") x 2.97m (9'9")

Having radiator.

En-Suite:

Having vanity hand washbasin with mixer tap, low level w.c, separate mains fed shower, chrome towel radiator and tiled splashbacks.

Bedroom 2: 3.53m (11'7") narrowing to 3.17m (10'5") x 3.05m (10'0")

Having radiator and two windows.

Bedroom 3: 3.17m (10'5") x 1.96m (6'5")

Having radiator.

Bathroom:

Having 'P' shaped bath with mixer tap and shower attachment, low level w.c, vanity hand washbasin with mixer tap, chrome towel radiator, tiled splashbacks and extractor fan.

Outside:

An iron fence to the front with double opening gates provides access to the gravelled drive providing **Parking** with the remainder of the front and side gardens being laid to lawn with borders. A gate provides access to the fully enclosed and particularly private and sheltered **Rear Garden** with patio



Hall



Cloakroom



Lounge

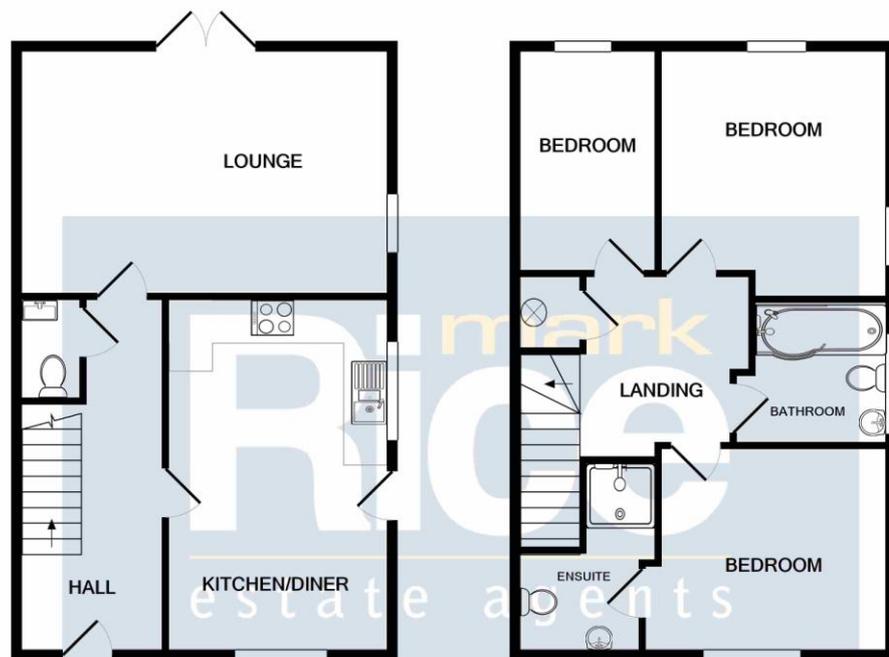


Dining Kitchen



Further Aspect

area and lawn and a gate provides access to the further **Two Parking Spaces** to the rear.



GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.3 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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Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Further Parking To Rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(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	

Agent's Note: *Under the Estate Agents Act 1979, we disclose that this property belongs to a member of staff of Mark Rice Estate Agents Limited*

Agents Note 2: *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 10/5/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**