

***LAND TO REAR OF 121 MAIN STREET,
DORRINGTON, LN4 3QA***



£90,000

Located in a particularly private and quiet setting in a superb tucked away position within this popular village, a Building Plot with planning permission granted for the erection of a Detached Bungalow with Garage (Ref - 23/0947/FUL). The plot is well set back from the road and to appreciate the size and location, early viewing is highly recommended.

Location:

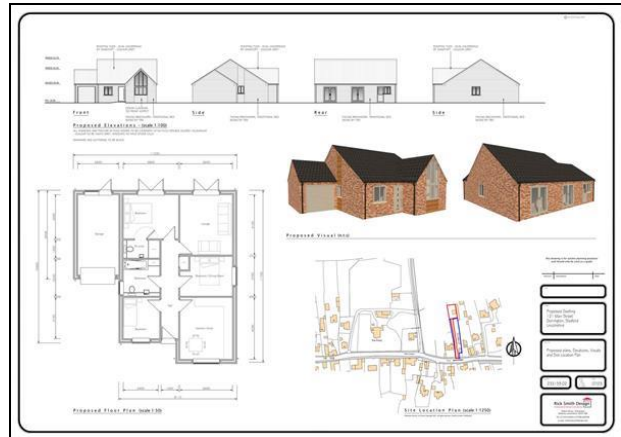
Dorrington is a village located between Sleaford on Lincoln on the B1188 and is close to the village of Ruskington which has a range of shops and amenities to cater for most day to day needs including schools, doctor's surgery, chemist, public library and a railway station with services to Sleaford and Lincoln.

Directions:

Travelling from Sleaford on the A153 road, after proceeding through the village of Ruskington, turn right into Dorrington. Proceed into the village and the property is located on the left hand side as indicated by our 'For Sale' board.

Agent's Note:

Full planning permission was granted on the 8th December 2023 for the erection of a detached bungalow and garage to the rear of 121 Main Street, Dorrington and the property will have a shared drive towards the front boundary with the neighbouring property. For further information, contact the selling agent.



- 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can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*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 19/12/23

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