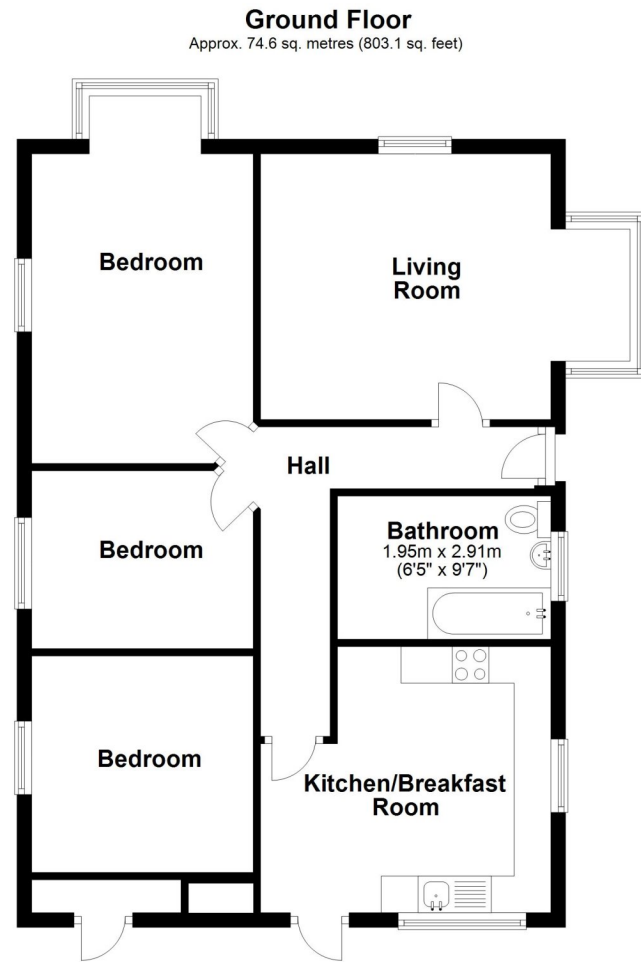


Main Street, Dorrington, Lincoln

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		104
(92-) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 74.6 sq. metres (803.1 sq. feet)



107 Main Street, Dorrington, Lincoln, Lincolnshire, LN4 3QA

£230,000 Freehold

Being fully refurbished to include new kitchen, bathroom and redecoration throughout this 3 bedroom detached bungalow offers a private position set in the heart of the popular village of Dorrington.

THERE IS NO VEHICULAR ACCESS TO THIS PROPERTY AND THERE IS NOT THE OPPORTUNITY TO CREATE ANY. PARKING AT THIS PROPERTY IS ON STREET ONLY.

BUNGALOW IN NEED OF RENNOVATION | THREE BEDROOMS | BENEFIT OF PLANNING PERMISSION | GENEROUS AND PRIVATE PLOT

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See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any



See things differently.

ACCOMMODATION

Entrance Hall - Approached by a part glazed UPVC door the entrance hall has, radiator and loft hatch.

Living Room - 13' x 11'11" (3.96m x 3.63m) Being dual aspected with UPVC window to side aspect, walk in box bay UPVC window to front aspect, radiator.

Bedroom 1 - 13'10" x 9'11" (4.22m x 3.02m) Having UPVC walk in box bay window to side aspect, UPVC window to rear aspect, radiator.

Bedroom 3 - 9'11" x 8' (3.02m x 2.44m) UPVC window to rear aspect, radiator.

Bedroom 2 - 9'8" x 9'1" (2.95m x 2.77m) UPVC window to rear aspect, radiator.

Kitchen Breakfast Room - 13' x 11'7" (3.96m x 3.53m) Part glazed UPVC door to side aspect, UPVC windows to front and side aspects, pantry, being recently refitted with a new shaker style range of base, eyelevel and larder units with wood effect bevel edged work surfacing over, ceramic hob with extractor hood over, eye level electric oven, stainless steel one and a half bowl sink, radiator.

Outside - The property is approached by steps from main street. The generous gardens envelope the property and are laid to lawn with paved pathways and patio offering a high degree of privacy, there are established mature trees and shrubs and the grounds are fronted by walling and hedged and fenced to all aspects.

AGENTS NOTE - THERE IS NO VEHICULAR ACCESS TO THIS PROPERTY AND THERE IS NOT THE OPPORTUNITY TO PUT ANY IN.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

