



**Dower House Bottesford Road, Allington,
Lincolnshire, NG32 2DH**

£535,000
Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this truly individual and fascinating period home which offers a considerable level of accommodation lying in the region of 1,700 sq ft, spread out over three floors. The property would be perfect for a wide range of prospect purchasers looking for an individual character home within an attractive village setting.

Over recent years, the property has seen a tasteful programme of refurbishment and modernisation, sympathetically carried out including a single storey pitched roof addition to create a stunning open plan living kitchen with access out into the enclosed private garden. This area will undoubtedly become the hub of the home and is beautifully appointed with a generous range of modern but traditional style units including granite work surfaces and complementing central island unit and integrated appliances. Leading off here is a well proportioned light and airy dual aspect sitting room with feature fireplace and attractive bay window into the garden.

In addition to the ground floor is a useful utility room and ground floor cloakroom leading off a rear entrance hall. The main hallway gives access to a wide staircase which rises to the first and second floors and in turn gives access to four double bedrooms, main bathroom and ensuite.

As well as the accommodation on offer, the property occupies a deceptive plot with a beautifully landscaped enclosed private garden, well stocked with established shrubs. In addition there is off road parking located to the rear of the property.

Allington is a sought after village located between the A1 and A52 ideal for commuting to the cities of Nottingham and Leicester, and approximately 15 minute drive from Grantham which has trains to King's Cross in just over an hour. The village itself is well equipped with local amenities including primary school, village hall, pub/restaurant, church and playing field and is conveniently located for the market towns of Newark and Bingham. The village is in the catchment area of the Kings Grammar School for boys and the South Kesteven and Grantham Grammar School for girls in Grantham.

ATTRACTIVE OPEN FRONTED STORM PORCH WITH QUARRY TILED STEP LEADS TO A TIMBER ENTRANCE DOOR WITH GLAZED LIGHTS AND IN TURN TO THE MAIN;

ENTRANCE HALL

17'3 x 7'6 (5.26m x 2.29m)



A well proportioned initial entrance vestibule, having attractive wide spindle balustrade staircase rising to the first floor landing, useful under stairs storage cupboard, central heating radiator.

Further doors leading to;

LOUNGE

22'3 x 11'8 (6.78m x 3.56m)



A light and airy reception which benefits from a dual aspect with double glazed windows to the front and side, including a walk-in bay window over looking the garden. Focal point is the chimney breast with attractive polished granite hearth with inset solid fuel stove, attractive fire surround, alcoves to the side, raised plinths, two central heating radiators.



A pair of glazed double doors lead through into the;

LIVING/DINING KITCHEN

29'3" x 14'5" max (12'0" min) (8.92 x 4.4 max (3.66 min))



A fantastic space which has been extended to the rear elevation with a sympathetic pitched roof addition, which combined offers over 450 sq ft of floor area, having an initial kitchen area, central dining area and living space which is flooded with light, having part-pitched ceiling with inset skylights, double glazed windows and French doors leading out into the rear garden. Overall this is a superb space and will undoubtedly become the heart of the home. Perfect for everyday living and entertaining.

KITCHEN

15'2 x 14'1 (4.62m x 4.29m)



Tastefully modernised with a generous range of contemporary gloss fronted wall, base and drawer units with brush metal fittings, complementing central island unit providing informal dining with integral breakfast bar and a good level of storage, granite work surfaces with inset stainless steel sink and drainer unit with chrome mixer tap, under unit down lighting, Neff induction hob, Neff fan assisted oven, pull-out butlers pantry, dishwasher, Aga range, alcoves to the side which house further larder units and fridge freezer. In addition, there are attractive beams to the ceiling, and vinyl oak effect flooring.



Leading through into the;

DINING LIVING AREA

Flooded with light having double glazed window and large French doors into the garden, skylights to the ceiling, inset downlighters, contemporary column radiator,



FROM THE KITCHEN AREA, A GLAZED DOOR GIVES ACCESS INTO A;

SIDE ENTRANCE HALL/UTILITY AREA

6'9 x 5'1 (2.06m x 1.55m)



Having Belfast style sink with wall mounted taps, storage

cupboard, double glazed window, part glazed exterior door.

Further doors to;

GROUND FLOOR CLOAKROOM

6'9 x 2'6 (2.06m x 0.76m)

Having a suite comprising WC, vanity unit with inset wash basin and chrome taps, tongue and groove effect panelling, single glazed window.

UTILITY ROOM

12'2 x 4'7 (3.71m x 1.40m)



A really useful space fitted with wall and base units, laminate work surface, plumbing for washing machine, space for tumble dryer, central heating radiator, wall mounted cupboard which also houses the electrical consumer unit.

RETURNING TO THE ENTRANCE HALL, AN ATTRACTIVE WIDE STAIRCASE WITH SPINDLE BALUSTRADE RISES TO THE;

FIRST FLOOR LANDING



Having further balustrade turning staircase rising to the second floor.

Further doors leading to;

BEDROOM 1

16'8 x 12'8 (5.08m x 3.86m)



A well proportioned light and airy double bedroom benefitting from a dual aspect with double glazed windows to both the front and side, full height fitted contemporary wardrobes, central heating radiator concealed behind feature cover.

Further door leading to;

ENSUITE SHOWER ROOM

7'9 x 5'10 (2.36m x 1.78m)



Tastefully appointed with a contemporary suite comprising of double width shower enclosure with glass screen, wall mounted electric shower, close coupled WC, vanity unit with inset wash basin and chrome mixer tap, central heating radiator, double glazed bay window to the front.

BATHROOM

13'0 x 6'0 (3.96m x 1.83m)



Tastefully appointed contemporary bathroom having large walk-in shower enclosure with glass screen, wall mounted electric shower, contemporary double ended free standing

bath with centrally mounted chrome mixer tap, close coupled WC, vanity unit with inset wash basin and chrome mixer tap, contemporary towel radiator, part-pitched ceiling with inset downlighters, double glazed window.



FROM THE MAIN LANDING AREA, AN OPEN DOOR WAY LEADS THROUGH INTO AN;

INNER LANDING

8'7 x 3'4 (2.62m x 1.02m)

Having central heating radiator.

Further doors to;

BEDROOM 2

14'0 x 11'1 (4.27m x 3.38m)



A well proportioned double bedroom having built-in wardrobe with gloss contemporary door fronts, central alcove, central heating radiator concealed behind feature cover, double glazed window.

BEDROOM 3

11'0 x 8'3 (3.35m x 2.51m)



Currently utilised as a home office, but is a further double bedroom having central heating radiator, double glazed window.

RETURNING TO THE MAIN LANDING AREA, AN ATTRACTIVE WIDE TURNING STAIRCASE RISES TO THE;

SECOND FLOOR

Having an initial landing area with part-pitched ceiling and spindle balustrade.

Further door leading to;

BEDROOM 4

12'10 x 11'10 (3.91m x 3.61m)



A double bedroom benefitting from superb far reaching panoramic views to the south, having attractive part-pitched ceiling, access to a good level of integrated under eaves storage, central heating radiator, double glazed window.

EXTERIOR



Landscaped for relatively low maintenance living and to maximise off road parking, with driveway for several vehicles, electric car charging port and further hard standing area which gives access into an enclosed courtyard space which also has a concrete storage shed providing possible workshop space.

REAR GARDEN



The property occupies a deceptive L-shaped plot with a private enclosed garden with paved terrace and central lawn, well stocked perimeter border and useful timber storage shed. The patio gives access back in to the reception area of the kitchen, creating an excellent outdoor living/entertaining space perfect for the summer months.

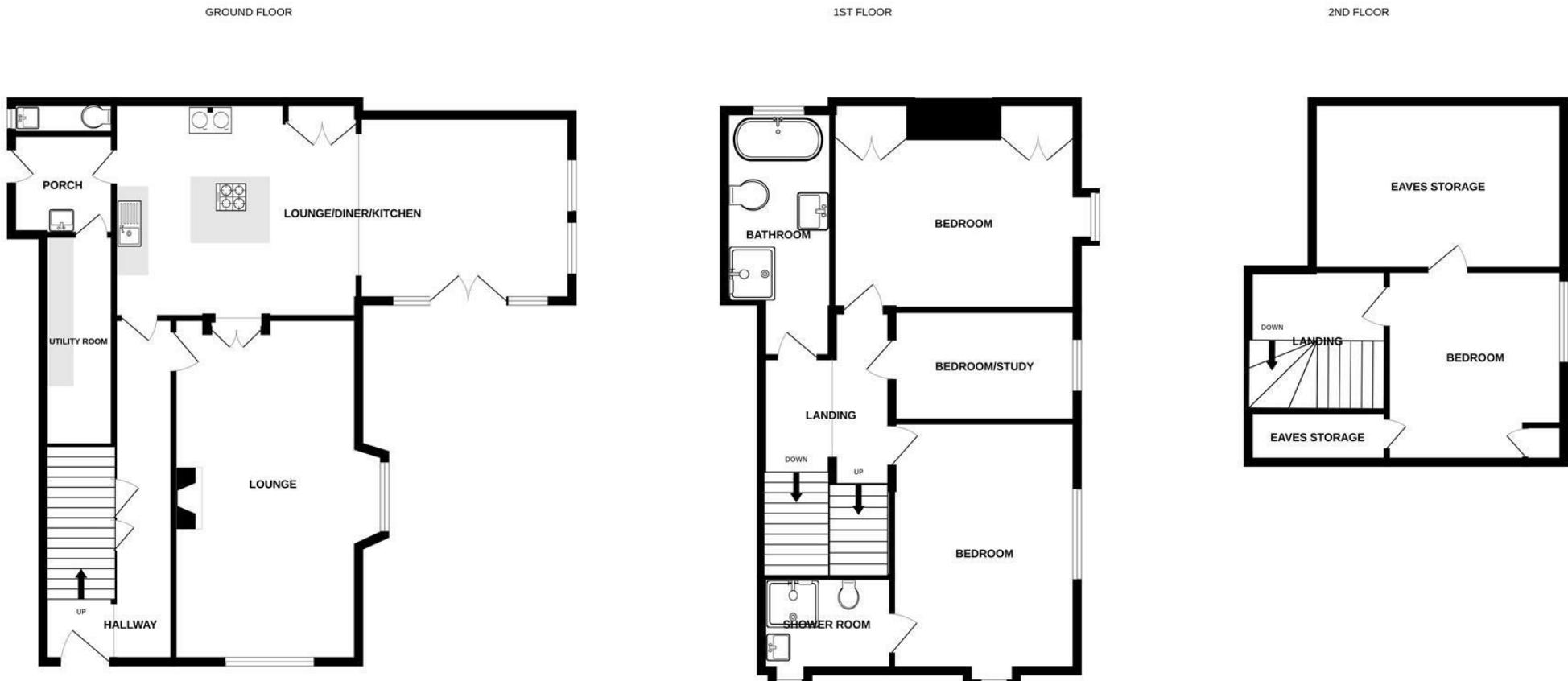


COUNCIL TAX BAND

South Kesteven Borough Council - Tax Band D

TENURE

Freehold



DOWER HOUSE, BOTTESFORD ROAD, ALLINGTON NG32 2DH

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

