

# Vale View

Dry Doddington



MOUNT & MINSTER



## Vale View

Dry Doddington

A wonderful home standing prominently in an elevated position with glorious views over the Vale of Belvoir and flexible accommodation from top to bottom.

- Country Residence
- Stunning Rural Views
  - Modern Kitchen
- Three Reception Rooms
  - 3/4 Bedrooms
- Converted Dressing Room
  - Utility Room
  - Double Garage
- Landscaped Gardens
- London Kings Cross: 1hr (Grantham)



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DESCRIPTION

A well-proportioned home in a private development, standing high in an elevated position with uninterrupted views for miles around. This splendid residence is spacious throughout with accommodation that briefly includes a central entrance hall, a contemporary kitchen which is complemented by a similar utility room, three reception rooms that are currently used as a formal lounge, a snug/dining room and a relaxed garden room. Upstairs there are three double bedrooms with a fourth bedroom converted to a dressing room, as well as a family bathroom and an ensuite to the master bedroom.

OUTSIDE

The property is approached onto a large tarmac driveway with a low-maintenance gravelled garden to the front. The rear garden has been beautifully landscaped with a lawn and various paved seating areas providing ideal space for outdoor dining and entertaining. There is a pagoda to the corner, together with a water feature and a number of flower beds. A pedestrian side door leads through to a large double garage with an electric roller shutter door. To the rear of the property is an old pub that is being converted to a private dwelling.

LOCATION

Dry Doddington is a small village some 8 miles north of Grantham just off the A1. It is also 5 miles south of Newark and 18 miles east of Nottingham. The village has a church, village hall and a popular public house. Nearby Long Bennington boasts many amenities including local shopping facilities, quaint cafe, a popular Primary School (rated 'Good' by Ofsted) and an excellent doctors surgery. Leisure facilities include a bowling green and tennis courts.

Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There are a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.

SCHOOLS

Local primary schools are located close by in Claypole and Long Bennington. Additional community and independent schools are available for children of all ages, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand, as well as a private mini-bus service to Lincoln Minster School. Long Bennington Church of England Academy is located 4 miles west of the village.

SERVICES

The property is centrally heated (oil) with mains electricity, water and drainage all connected.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: E





#### **METHOD OF SALE**

The property is offered for sale by Private Treaty.

#### **TENURE**

Freehold with vacant possession upon completion.

#### **VIEWING**

By appointment only. Please contact the agents on 01476 851400.

#### **ADDITIONAL INFORMATION**

Please contact Mount & Minster:

01476 851400

info@mountandminster.co.uk

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Some images may have been digitally enhanced to add furniture for illustrative purposes and not included in the sale or enhanced for seasonal presentation. No structural or permanent features offered for sale have been altered. Estate agents are required to perform Anti-Money Laundering (AML) checks on both buyers and sellers under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. In the event an offer is accepted, the buyer is required to complete a Credas Smart Search before instructing solicitors to verify identity under AML legislation at a cost of £75 per name acquiring the property.





## Vale View, Dry Doddington



**Approx. Gross Internal Floor Area 2393 sq. ft / 222.41 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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