



Vale View, Dry Doddington, Newark

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OLIVER REILLY



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- IMPECCABLE DETACHED HOME
- PICTURESQUE CUL-DE-SAC POSITION
- STUNNING DINING KITCHEN
- FIRST FLOOR BATHROOM & LUXURIOUS EN-SUITE
- DETACHED DOUBLE GARAGE & AMPLE PARKING
- THREE DOUBLE BEDROOMS (FORMERLY FOUR)
- THREE LARGE RECEPTION ROOMS
- GF W.C & MODERN UTILITY ROOM
- MAGNIFICENT 0.19 OF AN ACRE LANDSCAPED PLOT
- EASE OF ACCESS ONTO A1! Tenure: Freehold. EPC 'E'

Guide Price £525,000 - £550,000 QUALITY OF THE HIGHEST ORDER!

This BREATH-TAKING executive detached family-sized home is the epitome of EXCELLENCE!

Captivated by its impressive position, overlooking the local countryside, at the head of a quiet, picturesque cul-de-sac, in the heart of the Idyllic semi-rural village of Dry Doddington. Promoting ease of access onto the A1. This BRIGHT & BEAUTIFUL home is a credit to the existing owners, who have SIGNIFICANTLY IMPROVED the property, both inside and out! Boasting an exquisite finish, presented to the HIGHEST OF STANDARDS!.. Whilst retaining a wealth of warmth and an expansive free-flowing layout, spanning in EXCESS OF 2,000 SQUARE/FT. Comprising: Entrance porch, an inviting reception hall, stylish ground floor W.C, a LUXURIOUS 'WREN' CONTEMPORARY DINING KITCHEN. Hosting a range of integrated appliances, Quartz work surfaces and a central island. An equally tasteful utility room and THREE LARGE MULTI-FUNCTIONAL RECEPTION ROOMS. The first floor landing hosts a modern FOUR-PIECE FAMILY BATHROOM and THREE DOUBLE BEDROOMS (formerly four bedrooms). The generous DUAL-ASPECT master bedroom is enhanced by a LUXURIOUS EN-SUITE shower room and open-access through to a fitted dressing room, which could be reverted back to a fourth double bedroom.

Externally, the property commands an enviable position, occupying a landscaped 0.19 of an acre private plot. The front aspect is greeted with a SUBSTANTIAL DRIVEWAY. Sufficient for a range of vehicles, leading into a DOUBLE GARAGE. Equipped with power, lighting, water and an electric roller door.

The side aspect promotes an additional gated/gravelled driveway for further vehicles. You'll be in awe of the thoughtfully designed rear garden, which retains a high-degree of privacy and tranquility. Superbly maintained, with a variety of secluded seating spaces.

STANDING PROUD!.. BEYOND EXPECTATIONS!.. Offering an exceptional blend of space, personality and modern convenience!



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ENTRANCE PORCH:	5'9 x 5'2 (1.75m x 1.57m)
RECEPTION HALL:	17'3 x 8'5 (5.26m x 2.57m)
GROUND FLOOR W.C:	7'1 x 2'10 (2.16m x 0.86m)
CONTEMPORARY DINING KITCHEN:	14'2 x 11'8 (4.32m x 3.56m)
MODERN UTILITY ROOM:	10'9 x 7'11 (3.28m x 2.41m)
DINING/SITTING ROOM: Max measurements provided.	12'4 x 10'9 (3.76m x 3.28m)
COPIOUS LIVING ROOM: Max measurements provided.	21'11 x 12'5 (6.68m x 3.78m)
GARDEN ROOM:	10'7 x 10'7 (3.23m x 3.23m)
FIRST FLOOR LANDING:	11'9 x 5'4 (3.58m x 1.63m)
MASTER BEDROOM:	14'2 x 12'5 (4.32m x 3.78m)
LUXURIOUS EN-SUITE:	8'7 x 5'8 (2.62m x 1.73m)
DRESSING ROOM/ BEDROOM FOUR:	12'2 x 10'6 (3.71m x 3.20m)
BEDROOM TWO: Max measurements provided.	14'3 x 9'6 (4.34m x 2.90m)
BEDROOM THREE: Max measurements provided.	14'2 x 9'6 (4.32m x 2.90m)
FOUR-PIECE FAMILY BATHROOM:	8'8 x 8'4 (2.64m x 2.54m)
DETACHED DOUBLE GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via an electric roller garage door. Equipped with power, lighting and over-head eaves storage. Access to the oil-fired boiler and electrical RCD consumer unit. Fitted base units with laminate work-surfaces over and an inset 1.5 bowl stainless steel sink. A left sided wooden personal door gives access to a covered side passage way, into the utility room and with open-access out to the garden. There is great potential for this space to be utilised into additional living accommodation, if required. Subject to relevant approvals.	19'8 x 16'8 (5.99m x 5.08m)



EXTERNALLY:
The property STANDS PROUD at the head of a lovely, quiet and attractive cul-de-sac. Enjoying an outlook across to the local countryside. The house occupies a wonderful 0.19 of an acre plot. The front aspect promotes a SUBSTANTIAL tarmac driveway. Suitable for a variety of vehicles, with access into the DOUBLE GARAGE, via an electric roller door, with an external security light. There is an outside tap and external power socket. The professionally landscaped front garden is of general low maintenance and extensively gravelled, enhanced by a variety of well-maintained plants, bushes and shrubs, with a porcelain paved pathway leading to the front entrance porch, with four external up/ down lights. The left side aspect promotes additional parking options, with a secure metal gated entrance, via a tarmac driveway. The left side aspect and right sided passageway door both lead down to the BEAUTIFULLY LANDSCAPED REAR GARDEN. Promising a wonderfully private external escape Predominantly laid to lawn, with a variety of complementary planted borders and a range of delightful seating areas, via high-quality porcelain paving. There is a lovely seating space with timber framed pergola and attractive water feature with slate tiled backdrop behind. Enhancing the external tranquility! There is an outside tap, variety of external power sockets and external lights. Access to the concealed oil tank. Provision for large wrought-iron enclosed kennels with a sloped roof and a timber log store. There are fully fenced side and rear boundaries, along with far reaching views across to the local Church.

Services:
Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, via a modern boiler installed in the last 4 years, with warranty remaining, a full alarm system and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 2,230 Square Ft.
Measurements are approximate and for guidance only. This includes the double garage.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
South Kesteven District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'E' (54)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Dry Doddington:
The sought-after semi-rural village of Dry Doddington, is conveniently located, with ease of access onto the A1, approximately 8 miles from Grantham and 5 miles from Newark-on-Trent, where there is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. The village has a popular community hall and historic St. James Church, which can be easily appreciated from this particular property., with views reaching over the village green. The two nearby villages of Long Bennington (2 miles away) and Claypole both offer a wealth of excellent amenities, including local shops, doctors surgery with pharmacy, Hairdressers, Primary School's, public houses and restaurants.

Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







1ST FLOOR

OLIVER REILLY



Energy Efficiency Rating

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