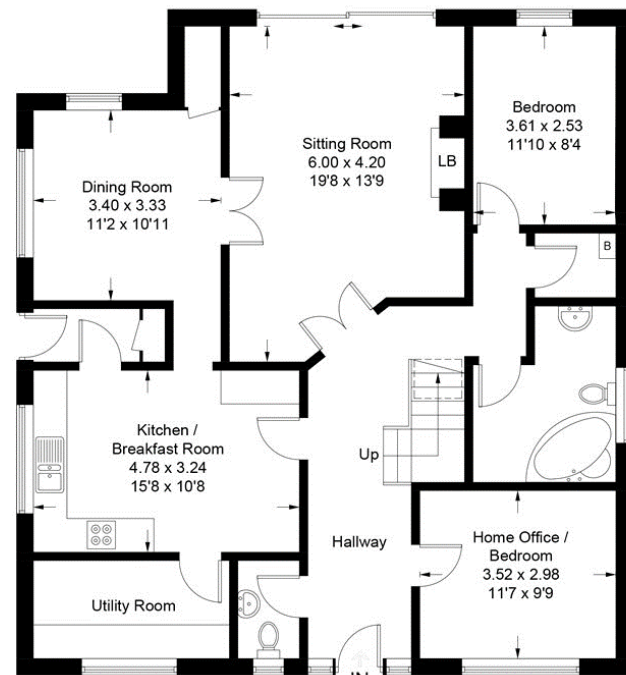


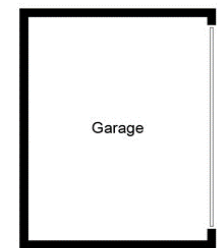
EPC TO FOLLOW

65A Main Street

Approximate Gross Internal Area
Ground Floor = 114.2 sq m / 1229 sq ft
First Floor = 53.3 sq m / 574 sq ft
Total = 167.5 sq m / 1803 sq ft
(Excluding Garage / Eaves / Balcony)

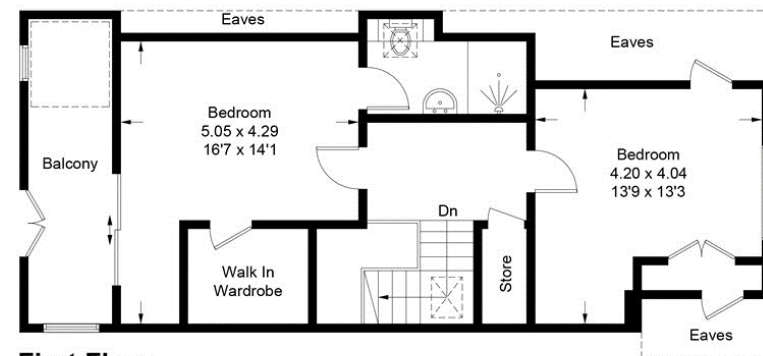


Ground Floor



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



65A Main Street, Dorrington, Lincoln, Lincolnshire, LN4 3PX

£450,000 Freehold

Winkworth are delighted to offer for sale this impressive and individually designed Four Bedroom Detached home situated in the heart of Dorrington village.

The property is approached via a five bar gate leading through to a large gravelled driveway which is surrounded by mature hedging and trees providing a degree of privacy from the road. There is also a small lawned area and steps up to the entrance of this lovely home. To the side, there is a further five bar gate providing more parking leading up to the detached Double Garage.

INDIVIDUALLY DESIGNED | SPACIOUS ACCOMMODATION | FLEXIBLE LIVING | AMPLE PARKING | PRIVATE REAR GARDEN | DETACHED DOUBLE GARAGE | STUNNING REAR GARDENS | VILLAGE CENTRE LOCATION | MASTER BEDROOM WITH BALCONY & ENSUITE



The rear garden is of particular note, being notably secluded, principally laid to lawn with numerous established trees, plants and shrubs. There are multiple raised beds and edged borders, a large paved patio area with a stylish pergola, a perfect spot for enjoying the late afternoon sun.

Internally, the accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Two separate reception rooms which could be utilised as Bedrooms or a Snug & Study, Downstairs Cloakroom, Downstairs Bathroom, Two Double Bedrooms upstairs & an En-Suite Shower Room to the Master.

The Master Bedroom boasts a spacious Walk in Wardrobe, and a fantastic Juliet balcony which faces South. The accommodation is spacious throughout and offers flexible living opportunities with the benefit of having Two separate reception Rooms downstairs which could be used as Bedrooms, which are ideally located close to the Downstairs Bathroom.

Dorrington is an idyllic village located just 14 miles south of Lincoln and 5 miles North of the market town of Sleaford with easy access to both via the B1188.



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Dining Room - 11'2" x 10'11" (3.4m x 3.33m)

Kitchen/Breakfast - 15'8" x 10'8" (4.78m x 3.25m)

Living Room - 19'8" x 13'9" (6m x 4.2m)

Utility Room - 12'8" x 5' (3.86m x 1.52m)

Downstairs Bedroom - 11'10" x 8'4" (3.6m x 2.54m)

Downstairs Bathroom

Study - 11'7" x 9'9" (3.53m x 2.97m)

Bedroom One - 16'7" x 14'1" (5.05m x 4.3m)

Walk in Wardrobe

En-Suite Shower Room

Bedroom Two - 13'9" x 13'3" (4.2m x 4.04m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E