

Biokova

Doddington

MOUNT & MINSTER



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Tucked away on a quiet and secluded lane just a stone's throw away from the prominent Doddington Hall, this splendid single-storey dwelling sits within a generous plot with versatile accommodation that is ideal to be improved or extended to create a comfortable and spacious home.

DESCRIPTION

A well-proportioned and attractive home in a secluded position, yet just a short walk to the local amenities that this hugely popular village has to offer. Occupying a large plot with glorious gardens, the bungalow itself offers an opportunity to modernise the property and create a larger home or rearrange the layout if required. The current accommodation includes a central reception room with patio doors out onto the rear terrace, a kitchen with access to the double garage, a modern shower room and two large double bedrooms.

OUTSIDE

The property is accessed off a quiet lane through a gated entrance onto a large concrete driveway with ample private parking for multiple vehicles. There is a front garden laid to lawn and direct access into the double garage. The rear garden enjoys lawns and various beds and shrubs with outbuildings complimented by a large terrace providing an ideal space for outdoor dining and entertaining.

LOCATION

The picturesque village of Doddington occupies a delightful rural setting just six miles west of Lincoln, offering an enviable combination of countryside tranquillity and convenient access to the historic cathedral city. At the heart of the village stands the magnificent Doddington Hall, one of Lincolnshire's finest Elizabethan country houses, surrounded by beautifully maintained gardens, historic parkland and an extensive estate. Built in 1600, the Hall remains a treasured local landmark, with its impressive architecture, seasonal exhibitions and celebrated gardens providing an exceptional backdrop to village life. The estate is also home to an excellent farm shop, cafés, the Grain Store restaurant and a collection of independent retail offerings, creating a vibrant destination for residents and visitors alike.

Life in Doddington embraces the very best of the Lincolnshire countryside, with an abundance of opportunities for walking, cycling and enjoying the outdoors. The wider Doddington Estate offers picturesque trails through ancient woodland, open parkland and the increasingly celebrated Wilder Doddington landscape, whilst the nearby Georgie Twigg Track provides a dedicated cycling connection towards Lincoln. Throughout the year, the Hall hosts a varied programme of events, from garden exhibitions and seasonal celebrations to festive markets, contributing to a wonderful sense of community and occasion. Combining an idyllic village atmosphere with excellent local amenities, outstanding natural surroundings and easy access to Lincoln's extensive shopping, dining and cultural attractions, Doddington offers a particularly appealing lifestyle for those seeking the pleasures of country living without compromising on everyday convenience.

SCHOOLS

There is a selection of excellent schools nearby including Skellingthorpe the Holt Primary School, Queen Eleanor Primary School, Lincoln The Priory City of Lincoln Academy and North Hykeham North Kesteven School as well as the well-respected Minster and St Mary's private schools.

SERVICES

The property has oil central heating, mains electricity, water and drainage.

ENERGY PERFORMANCE

Rating; TBC



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COUNCIL TAX

Band: C

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior arrangement with the Agents (01522 716204).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster

T: 01522 716204

@: info@mountandminster.co.uk

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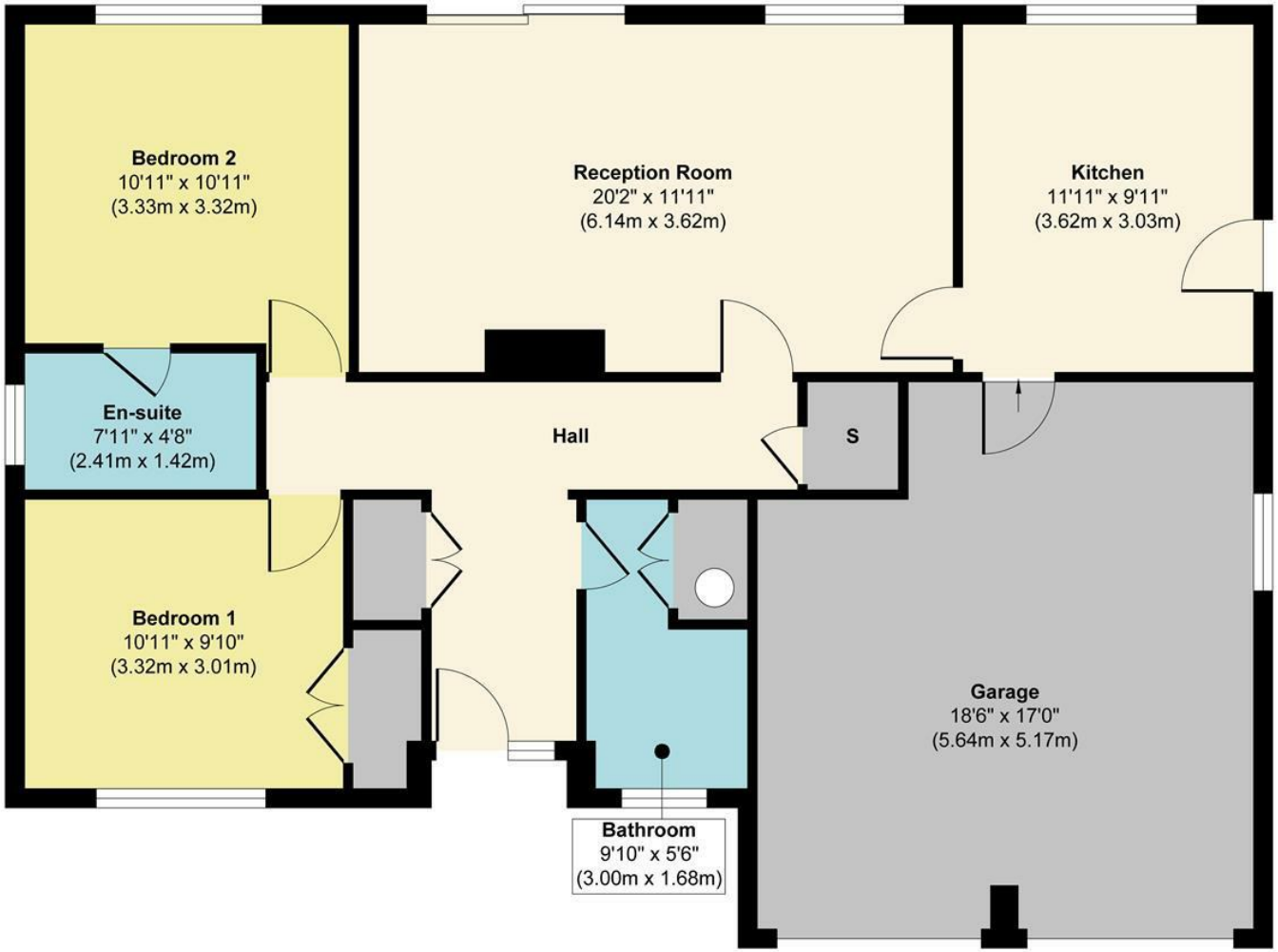








Kennel Lane, Doddington



Floor Plan

Approx. Gross Internal Floor Area 1166 sq. ft / 108.37 sq. m

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

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