



Gattington Park Hawthorn Hill, Dogdyke Lincoln LN4 4XA

welcome to

Gattington Park Hawthorn Hill, Dogdyke Lincoln

Well-presented detached park home offering a bright lounge diner, fitted kitchen and a master bedroom with ensuite and dressing area. The property benefits from a private driveway and a wraparound garden with attractive views over an adjoining paddock. Viewing is highly recommended, NO CHAIN.



Entrance Hall

Having two storage cupboards, radiator, wood flooring and access to the loft.

Lounge Diner

18' 10" max x 17' 2" max (5.74m max x 5.23m max)

Featuring a fireplace with electric fire, TV point, two radiators, wood laminate flooring and two windows to the front.

Kitchen

14' 6" max x 7' 10" max (4.42m max x 2.39m max)

Fitted with a range of wall and base units with work surfacing over, sink, electric cooker, integrated fridge freezer, integrated dishwasher, laminate flooring and window to the rear.

Bedroom One

10' 6" x 9' 1" (3.20m x 2.77m)

There is a radiator and window to the side.

Dressing Area

5' 6" x 3' 7" (1.68m x 1.09m)

Ensuite

5' 6" x 5' 3" (1.68m x 1.60m)

Fitted with a shower cubicle, wash hand basin, WC, radiator and window.

Bedroom Two

9' 10" x 9' 1" max (3.00m x 2.77m max)

Having a built-in wardrobe, radiator and window to the side.

Bathroom

5' 1" x 6' 5" (1.55m x 1.96m)

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, vinyl flooring and window to the side.

Outside

Outside there is a driveway providing parking for one vehicle, a wraparound garden with two artificial grass areas and field views to the rear.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Gattington Park Hawthorn Hill, Dogdyke Lincoln

- Two double bedrooms with ensuite and dresser to master
- Wraparound garden with views overlooking paddock
- Spacious 'L-shaped' lounge diner
- Popular development of Gattington Park
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2434.20

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112986 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk