



Dolphin House,

High Street, Caenby, LN8 2EE



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Dolphin House was built circa 2002 and is a substantial and well-maintained family home in an excellent village position: situated within a small group of houses just south of Glentham, the house is set back from the road behind its own driveway and backs onto open farmland at the rear, over which there are impressive far-reaching views towards the Lincolnshire Wolds.

The house occupies a generously sized and secluded plot, with gardens to the front and rear plus good off-street parking and detached garaging.

The current décor is somewhat dated and the house would be an excellent candidate for modernisation.



The accommodation is spacious and bright and offers excellent potential for either cosmetic improvement or a total renovation including extension if desired (subject to acquiring the necessary consents).

The total layout extends to approximately 3231 sq ft, arranged over two floors with generously sized rooms throughout. On the ground floor, an inviting entrance hall leads through the centre of the house and provides access to all the main rooms, including the welcoming kitchen and breakfast room, a large sitting room with fireplace which leads to the conservatory, a formal dining room and a very good size study which could be used as an additional reception room if desired.

There is also a utility room adjoining the kitchen and a cloakroom for coats and shoe storage which opens to a WC.

Upstairs the main bedroom has a wall of built-in storage and an en suite bath and shower room, with a second en suite bedroom ideal for guests. The two additional bedrooms are also a double size and share a family bathroom.

There is also generous loft space.



The property is approached over a good size gated gravel driveway which has space for several cars and provides access to the detached double garage which has an electric door and its adjoining store/workshop.



The gardens are to the front and rear and have been landscaped to include lawns, terraces and a variety of well-established borders.

The rear garden backs onto open farmland and has lovely unobstructed views. There is also a pretty wooden summerhouse.





Location

Dolphin House is situated in the small hamlet of Caenby which lies within close proximity to the larger village of Glentham with its general store, pub and church.

The nearby village of Normanby-by-Spital also has an excellent primary school, Post Office, pub and general store.

Market Rasen offers a selection of local pubs and shops with Market Rasen Primary School and De Aston School nearby, plus a renowned racecourse, doctor's surgery, nursery, sports clubs and a train station on the Grimsby-Lincoln line.

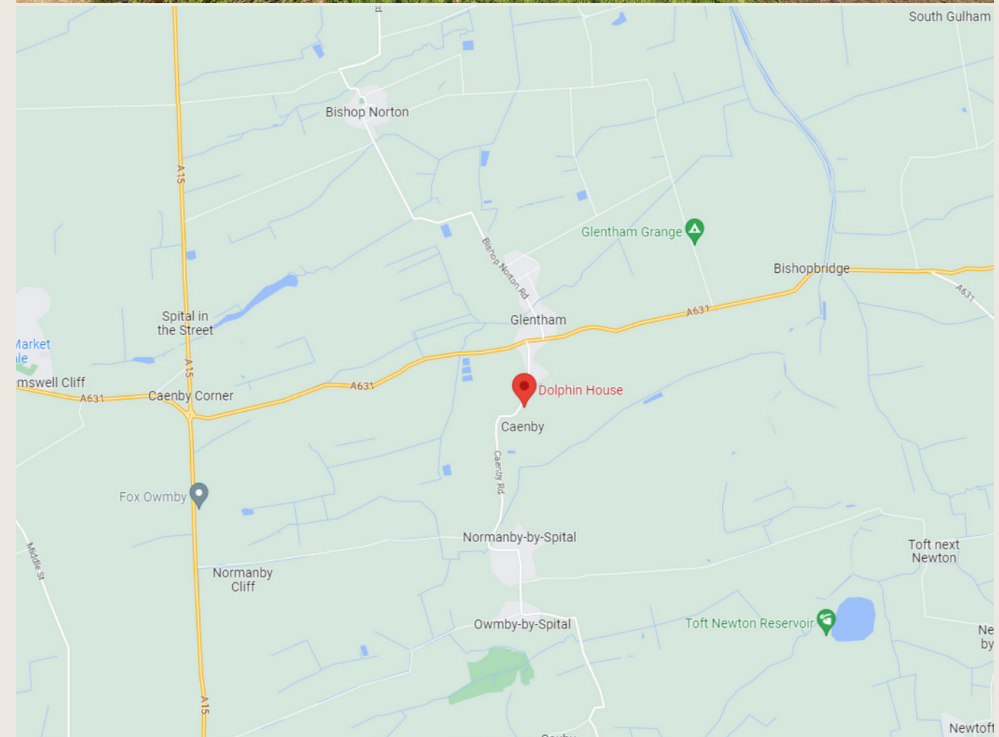
Humberside Airport is also approx. 20 miles away.

The historic city of Lincoln is approx. 12 miles away offering a full range of amenities including shops, leisure facilities, the quaintly historic Cathedral Quarter, universities and the County Hospital.

The well-respected Minster and St Mary's private schools are also situated in Lincoln. Lincoln train station has a direct train to London (Kings Cross from 120 minutes).

Disclaimer: All distances and journey times are approximate.

Photographs were taken November 2022.



Floorplans

Approximate Gross Internal Floor Area 3,231 sq ft

Approximate Area = 300.2 sq m / 3231 sq ft

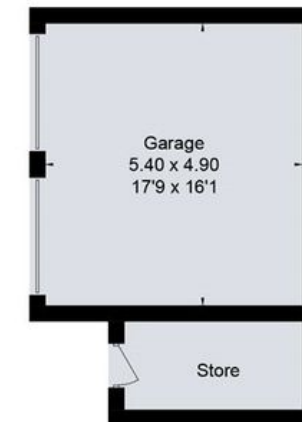
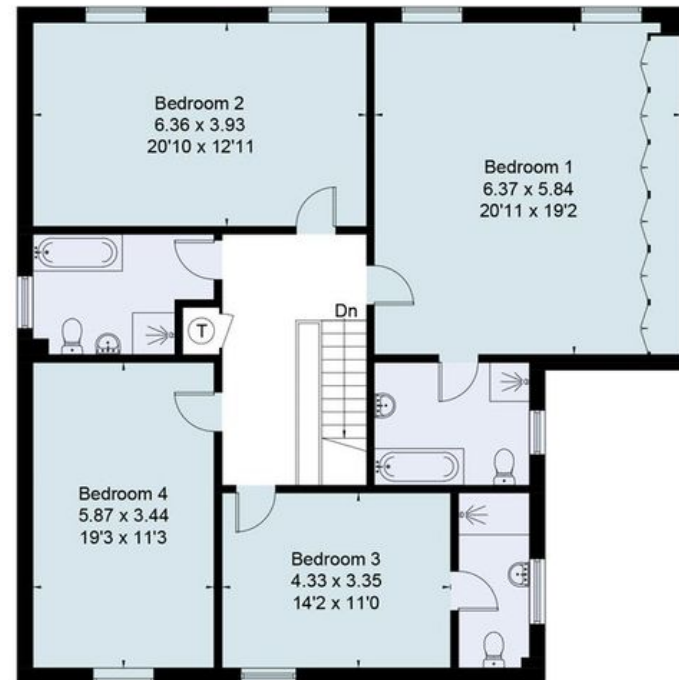
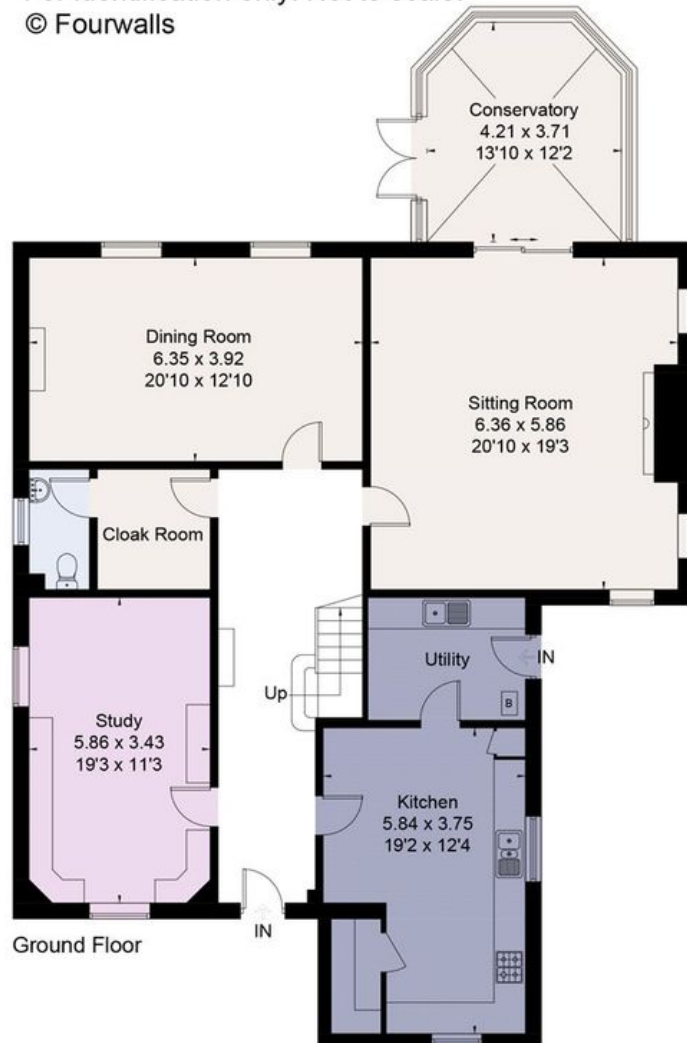
Garage = 33.3 sq m / 358 sq ft

Total = 333.5 sq m / 3589 sq ft

Including Limited Use Area (4.7 sq m / 50 sq ft)

For identification only. Not to scale.

© Fourwalls



(Not Shown In Actual
Location / Orientation)

Property Details

Council Tax

Band = F

Tenure

Freehold

Services

Mains Water

Electricity

Mains Drainage

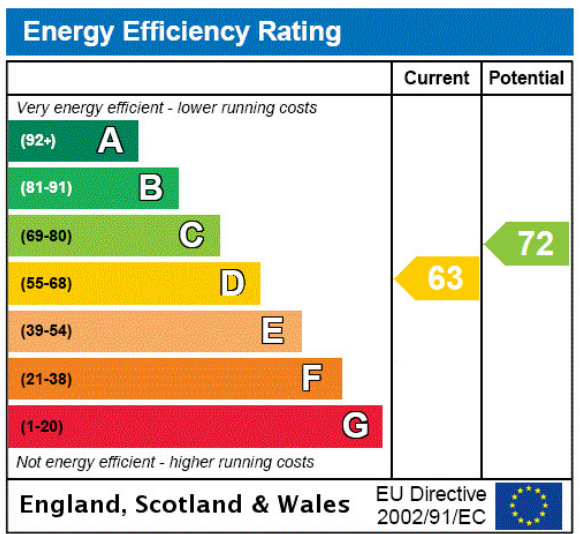
Central Heating

Oil

EPC

EPC Rating = D

PROPERTY



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Enquire



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