

**Towndam Lane, Donington, Spalding
Lincolnshire PE11 4TR
Price £209,950 Freehold**

**** A VIEWING HIGHLY IS RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER! ****

Morriss and Mennie Estate Agents are pleased to offer For Sale this immaculately presented and much improved three bedroom, one reception room SEMI-DETACHED FAMILY HOME, benefiting from off-road parking and a DETACHED GARAGE. The property is in the popular village of Donington and is conveniently located to be within walking distance of the local village amenities, including Fish & Chip Shops, Chinese Take-Aways, two local Co-Op's, Budgens, Primary & Secondary Schools, along with having road links connecting you to the market town of Spalding. where all the major amenities can be found.

The current vendor has installed bespoke blinds and flooring throughout, as well as a new rainfall mixer shower over the main bath, and has added additional base units in the kitchen and upgraded the gas hob, along with landscaping the rear garden. The property boasts more off-road parking than the majority of these semi-detached Ashwood homes currently for sale, and will comfortably get three vehicles with the possibility of a four vehicle, as well as having a DETACHED SINGLE GARAGE. The pedestrian side gate accesses the landscaped rear garden, with a decking seating area adjacent to the kitchen/diner with the rest then being laid to lawn with an additional decking and storage area behind the garage.

Internally there is a separate entrance hall, with a modern downstairs cloakroom. The bright and welcoming DOUBLE ASPECT LOUNGE has stairs leading off to the first floor accommodation. Then continuing through to the beautiful modern OPEN PLAN KITCHEN/DINER, complete with additional improvement and French doors opening out onto the rear garden. The first floor landing has doors arranged off to three bedrooms, with bedroom one having fitted wardrobes and a modern three piece en-suite. The improved three piece family bathroom suite serves the remaining bedrooms.

Energy Efficiency Rating	
Current	Potential
A (92 plus)	96
B (81-91)	83
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

England & Wales EU Directive 2002/91/EC

8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

www.morrissandmennie.com

Through the composite obscured double glazed front door, into the :-

DOUBLE ASPECT LOUNGE :
14'9" x 10'7" (4.50m x 3.23m)



UPVC double glazed windows to the front and side, radiator, power points, TV point, telephone point, understairs storage cupboard. skimmed ceiling, stairs leading off to the first floor accommodation.

KITCHEN/DINER :
14'8" x 10'2" (max) (4.47m x 3.10m (max))



UPVC double glazed French doors opening out to the rear garden, grey Shaker style base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated oven and grill with a NEFF four burner gas hob and extractor hood over, tiled splash-backs, radiator, power points, TV point, skimmed ceiling with inset spotlights.

CLOAKROOM :
W.C with a push button flush, pedestal washbasin with a mixer tap over, tiled splash-backs, radiator, skimmed ceiling, and extractor fan.

LANDING :
UPVC double glazed window to the side, radiator, power points, skimmed ceiling, airing cupboard with shelving.

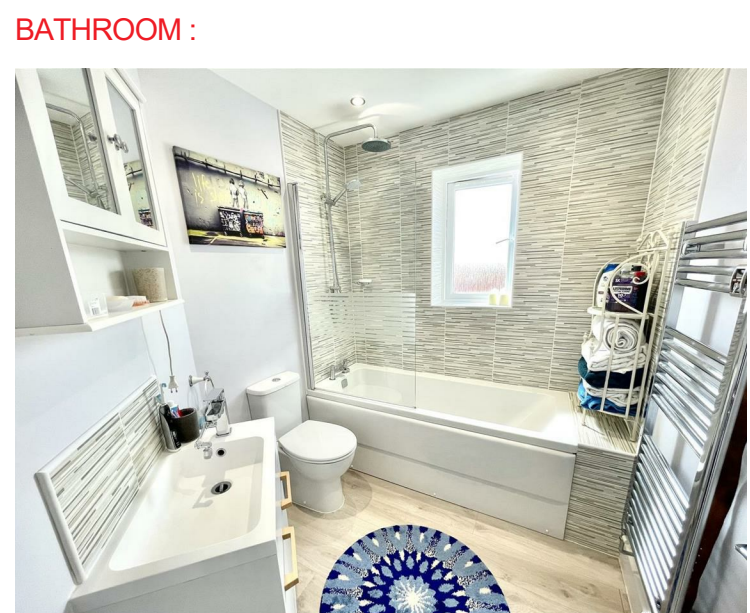
BEDROOM ONE :
9'8" x 8'4" (2.95m x 2.54m)
UPVC double glazed window to the rear, radiator, power points, skimmed ceiling, built-in double wardrobes.



UPVC obscured double glazed window to the rear, fully tiled shower cubicle with a built-in mixer shower on a sliding adjustable rail, W.C with a push button flush, pedestal washbasin with a mixer tap over, tiled splash-backs, shaver point, wall mounted heated towel rail, skimmed ceiling with inset spotlights.

BEDROOM TWO :
9'8" x 8'0" (2.95m x 2.44m)
UPVC double glazed window to the front, radiator, power points, skimmed ceiling.

BEDROOM THREE :
8'3" x 6'8" (2.51m x 2.03m)
UPVC double glazed window to the front, radiator, power points, skimmed ceiling.



UPVC obscured double glazed window to the side, a panelled bath with a built-in mixer shower with a fixed rainfall shower head and a separate shower head on a

sliding adjustable rail, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboards beneath, tiled splash-backs, shaver point, wall mounted heated towel rail, skimmed ceiling with inset spotlights.



To the front the property is laid to lawn with a side section being laid to decorative chippings. A patio path leads to the front door which benefits from having courtesy lighting. The tarmac off-road parking provides space for 3-4 vehicles and continues to the detached single garage. The pedestrian side gate accesses the rear garden which is part laid to lawn with a good sized decking seating area adjacent to the kitchen and a further decking area situated behind the garage, in addition to having an outside tap.

DETACHED SINGLE GARAGE :
Metal up and over door, power and lighting connected.

AGENTS NOTES :
There is a yearly grounds management charge payable of £175.00 per annum (subject to change).

SERVICES :
Council Tax Band - B (subject to change)
Energy Efficiency Rating - B
Gas Central Heating
Mains Water

DIRECTIONS :
From our office on Bridge Street proceed over the bridge on to Church Street following around the sharp left hand bend where the road becomes Halmergate, at the mini round about take the third exit on to Low Road, proceed along Low Road to the next roundabout taking your first exit on to the A16. Continue along the A16 to the roundabout going straight over to continue along the A16, at the second roundabout again continue straight over to stay on the A16, at the third roundabout take the first exit on to the A152 sign posted for Surfleet, Gosberton, Quadring and Donington. Proceed along the A152 to the next roundabout taking the second exit to stay on the A152 sign posted for Gosberton, Quadring and Donington. Continue along the A152 into the village of Gosberton, upon entering the 30 mph speed zone take the left turning sign posted for Donington, Bourne and Grantham to stay on the A152. Proceed along the A152 through the villages of Gosberton and Quadring, continuing along the A152 to the village of Donington. Take the left hand turning to Mill Lane, at the junction turn right on to Towndam Lane, then turn left continuing on Towndam Lane where the property can be found on the left hand side, opposite Salters Way.
What3Words - ///rescuer.apart.disputes

Viewing Arrangements Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys. Open 6 days			
Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	Sunday	Closed
Offer Procedure Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred. In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
Mortgage Advice If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
Legal Fees Ask for a quotation from our Conveyancing Department. Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.
These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

Your home your mortgage
INDEPENDENT MORTGAGE ADVICE
EVENING & WEEKEND APPOINTMENTS AVAILABLE
4 Finkin Street | Grantham | NG31 6QZ
T. 01476 569090
www.mortgageoptionsonline.co.uk