



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

**ENTRANCE PORCH :**

UPVC double glazed window to the front and side, wooden door through to the entrance hall.

**ENTRANCE HALL :**

Stairs leading off to the first floor accommodation, understairs alcove, radiator, power points, telephone point.

**LOUNGE/DINER :**

20'5" x 11'8" (6.22m x 3.56m)



UPVC double glazed window to the front, radiator, power points, TV point, multi-fuel burner, wall lights, wooden French doors leading through to the conservatory,

**CONSERVATORY :**

18'5" x 9'6" (5.61m x 2.90m)



Brick and UPVC construction with UPVC double glazed French doors opening out to the rear garden, radiator, power points, hot/cold air-conditioning unit, wall lights, paddock and field views to the rear.

**KITCHEN/BREAKFAST :**  
11'7" x 8'8" (3.53m x 2.64m)



Sealed double glazed window to the conservatory, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a free standing cooker, integrated microwave, integrated dishwasher, breakfast bar, radiator, power points, TV point.

**UTILITY ROOM :**

UPVC obscured double glazed window to the side, base and eye level units with a work surface over, space and plumbing for a washing machine, space and point for a fridge/freezer,

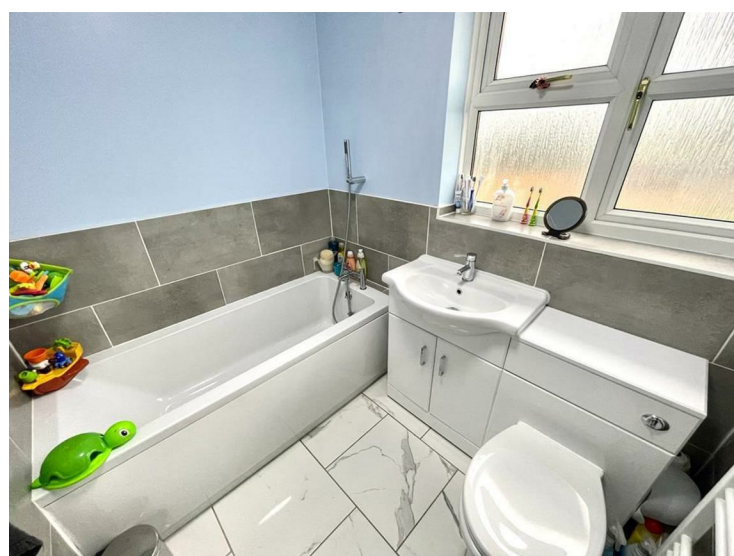
**CLOAKROOM :**

UPVC obscured double glazed window to the rear, W.C with a push button flush, wash hand basin with taps over, tiled splash backs, radiator,

**LANDING :**

UPVC double glazed window to the front with field views, radiator, power points, loft hatch.

**FOUR PIECE BATHROOM SUITE :**



UPVC obscured double glazed window to the rear, panelled bath with a mixer tap over and a mixer

handheld shower over, vanity washbasin with a mixer tap over, W.C with a push button flush all with storage cupboards beneath and a work surface over, fully tiled shower cubicle with an electric mixer shower over, wall mounted heated towel rail, extractor fan, tiled floor.

**BEDROOM ONE :**

11'8" x 11'3" (3.56m x 3.43m)

UPVC double glazed window to the front, radiator, power points, filed views to the front aspect.

**BEDROOM TWO :**

11'5" x 10'1" (3.48m x 3.07m)

UPVC double glazed window to the front, radiator, power points, filed views to the front aspect.

**BEDROOM THREE :**

11'7" x 9'0" (3.53m x 2.74m)

UPVC double glazed window to the rear overlooking the paddock and fields, radiator, power points.

**BEDROOM FOUR :**

10'5" x 7'2" (3.18m x 2.18m)

UPVC double glazed window to the rear overlooking the paddock and fields, radiator, power points.

**EXTERIOR :**

The front of the property is enclosed by 6ft panel fencing which then opens up to the gravelled off-road parking and in turn leads to the integral single garage, with storage to the side. The rear garden is enclosed by panel fencing, is predominately laid to lawn with a metal shed, a patio seating area and paddock/field views to the rear.

**INTEGRAL SINGLE GARAGE :**

Metal up and over door, UPVC obscured double glazed window to the side, wall mounted Worcester Bosch combi-boiler, fuse box, power points.

**SERVICES :**

Council Tax Band - C (subject to change)  
Energy Efficiency Rating - D  
Oil Central Heating

**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, through the centre of Donington taking the right hand turn to Market Place continuing onto Church Street, turning right at the junction onto the A52 to Bicker Road, where the property can be found on the left hand side.

<b>Viewing Arrangements</b>			
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			
<b>Spalding Office</b>		<b>Holbeach Office</b>	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	Sunday:	Closed
<b>Offer Procedure</b>			
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.			
<b>Mortgage Advice</b>			
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.			
<b>Legal Fees</b>			
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.

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