



**35 High Street, Donington, Spalding  
Lincolnshire PE11 4TA**

**Price £215,000 Freehold**

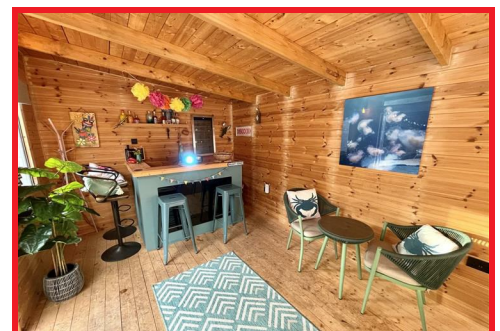
**NO CHAIN, PLUS A SWIMMING POOL TO THE REAR WITH A SUMMER HOUSE AND BAR!!**

Situated in High Street in Donington, this detached house is a true gem waiting to be discovered. Boasting 2 reception rooms and 3 bedrooms across 1,453 sq ft, this property is the epitome of a spacious family home.

Step inside, and you'll be greeted by an interior that exudes the charm of a boutique hotel. The impressive layout offers ample space for both relaxation and entertainment, making it perfect for families or those who love to host gatherings. One of the standout features of this property is the outdoor swimming pool, accompanied by a summerhouse complete with a bar and projector screen. Imagine spending summer days lounging by the pool and enjoying movie nights under the stars in the comfort of your own backyard.

Convenience is key with this property, as it's centrally located within walking distance of local primary and secondary schools. Additionally, with shops right at your doorstep, everything you need is just a stone's throw away. Plus, easy access to the A52 and A16 ensures that you're well-connected to major road links for seamless travel.

With NO CHAIN attached, the opportunity to make this stunning property your own is within reach. In summary, this property offers a perfect blend of comfort, style, and entertainment, making it a dream home for those seeking a vibrant lifestyle in the heart of Donington.



8 Bridge Street, Spalding, PE11 1XA  
**01775 767575**

10 West End, Holbeach, PE12 7LW  
**01406 422907**

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

**ENTRANCE HALL :**

Radiator, wood effect flooring, built-in storage under the staircase.

**LOUNGE :**

14'7" x 14'0" (4.45 x 4.27)

UPVC bay window to the front, radiator, fireplace with space for a freestanding electric burner, power points.

**DINING ROOM :**

13'10" x 12'0" (4.24 x 3.66)

UPVC window to the rear, fireplace, radiator and power points.

**PANTRY/STUDY AREA :**

7'10" x 6'0" (2.41 x 1.83)

Currently being used as a study, with a UPVC double glazed window to the side, boiler, power points.

**KITCHEN :**

13'3" x 8'9" (4.06 x 2.69)

UPVC 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, gas oven and hob with an extractor hood over, power points.

**LANDING :**

UPVC double glazed window to side, loft access.

**BEDROOM ONE :**

13'10" x 12'0" (4.24 x 3.66)

UPVC double glazed windows to the side and rear, built-in wardrobes, radiator, fireplace, power points.

**BEDROOM TWO :**

12'0" x 12'0" (3.66 x 3.66)

UPVC double glazed windows to the front and side, radiator, power points.

**BEDROOM THREE :**

8'5" x 8'0" (2.57 x 2.44)

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

**BATHROOM :**

7'10" x 6'0" (2.39 x 1.83)

UPVC double glazed window to rear, panelled bath with a mixer shower over, wash hand basin with a vanity unit, W.C, part tiled walls, radiator, vinyl flooring.

**EXTERIOR :**

Private garden space featuring a paved patio perfect for relaxation and hosting gatherings. It boasts an artificial lawn for easy maintenance. Additionally, there are two separate outbuildings ideal for storing outdoor furniture. Beyond a gate lies a separate secondary garden with its own patio area, complete with a pool, electrical connections, and lighting.

**OUTBUILDINGS :**

External storage with 2 rooms ideal for outdoor storage.

**LOG CABIN :**

9'11" x 16'3" (3.03 x 4.96)

A versatile space perfect for adults or family use, equipped with a bar, seating, power, and lighting.

Double doors offer a view of the spacious patio area, additionally, there's a storage section attached to the side of the log cabin, providing an excellent spot to store your outdoor furniture.

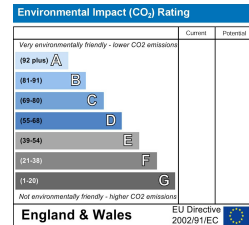
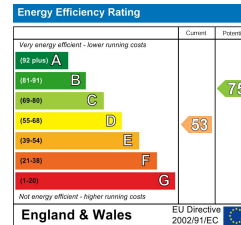
**SERVICES :**

Council Tax Band - A (subject to change)

Energy Efficiency Rating - D

Gas Central Heating

Mains Services



**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**

Mon-Fri 8.30am to 6pm  
 Saturday: 9am to 4pm  
 Sunday: Closed

**Holbeach Office**

Mon-Fri 9am to 5.30pm  
 Saturday: 9am to 2pm  
 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**

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