



The Finches, 31 Northorpe Road, Donington, Spalding, PE11 4XU



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Freehold

£230,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Kitchen with pantry & utility off
- Four piece bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating D





A detached bungalow in a popular village location. Having well presented accommodation comprising: entrance hall, dining room, lounge, kitchen with pantry & rear entrance utility off, three bedrooms and four piece bathroom. Outside the property has ample off-road parking to the front, a garage and an enclosed low maintenance garden to the rear. The property benefits from gas central heating and double glazing.

### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

### ENTRANCE HALL

Having radiator, parquet flooring and smoke alarm.

### BEDROOM ONE

4.02m x 3.34m (13'2" x 11'0")

Having bay window to front elevation, coved ceiling and radiator.

### DINING ROOM

4.24m x 3.64m (13'11" x 11'11")

Having bay window to front elevation, coved ceiling, radiator and laminate flooring. Opening to the:

### LOUNGE

4.84m x 3.33m (15'11" x 10'11")

Having window to side elevation, coved ceiling, radiator, laminate flooring and brick built fireplace with multi-fuel burner.

### KITCHEN

4.07m x 2.61m (13'5" x 8'7")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, laminate flooring and access to roof space.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboard & space for dishwasher under. Work surface return with cupboards under, cupboards over.

Further work surface with inset five burner gas hob, cupboards & drawers under, cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over.

### PANTRY

Having window to side elevation, radiator, laminate flooring, works surface with double cupboard under and wall mounted gas fired combination boiler providing for both domestic hot water & heating.



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### REAR ENTRANCE UTILITY

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having part glazed door to garden, window to rear, tiled floor, space & plumbing for automatic washing machine.

### BEDROOM TWO

3.35m x 3.34m (11'0" x 11'0")

Having window to side elevation, coved ceiling, radiator and laminate flooring.

### BEDROOM THREE

2.75m x 2.38m (9'0" x 7'10")

Having window to side elevation, coved ceiling, radiator and telephone connection point.

### BATHROOM

Having window to side elevation, radiator, tiled walls and extractor. Fitted with a suite comprising: panelled bath, shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.





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## EXTERIOR

To the front of the property there is a concrete & gravelled area which provides off-road parking and leads to the:

## GARAGE

Of brick construction with double doors, side service door and electricity.

## REAR GARDEN

Being enclosed with side access. Paved & gravelled for ease of maintenance with an outside tap and store attached to the property.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band C.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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## Floorplan



Total area: approx. 90.6 sq. metres (975.5 sq. feet)



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