



29 Northorpe Road, Donington, Spalding, PE11 4XU



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Freehold

Offers over £350,000



Key Features

- Detached residence with annexe
- Six bedrooms
- Main residence with dining room & lounge, kitchen & bathroom
- Annexe with lounge/kitchen, bedroom & en-suite
- Off-road parking & enclosed gardens
- Plot approx. 0.17 acre (STS)
- EPC rating D





A detached residence with annexe in a village location and on a plot of approximately 0.17 acre, subject to survey. Having over 2,600 square feet of accommodation comprising: entrance hall, inner hall, dining room, lounge with multi-fuel burner, kitchen, further kitchen area, rear hall, bathroom, separate WC and four bedrooms to ground floor. Two bedrooms to first floor.

The annexe has an open plan living/dining/kitchen with multi-fuel burner, bedroom and en-suite. Outside the property has ample off-road parking to the front and enclosed gardens to the rear.



ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, smoke alarm, wood effect flooring and doors to bedrooms. Opening to the inner hall which has doors to the bathroom & separate WC, understairs storage cupboard, staircase rising to first floor and opening to the:

DINING ROOM

8.07m x 4.54m (26'6" x 14'11")

Having coved ceiling, radiator, wood flooring, built-in cupboards with gas fired boiler providing for both domestic hot water & heating and feature fireplace. Opening to the:



LOUNGE

6.73m x 4.93m (22'1" x 16'2")

Having french doors with side screen to rear elevation, window to side elevation, french doors to further kitchen area, coved ceiling, two radiators, tiled floor, door to annexe and brick-built fireplace with inset multi-fuel burner.

KITCHEN

5.05m x 3.76m (16'7" x 12'4")

Having window to rear elevation overlooking the lounge, coved ceiling and wood effect vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under. Work surface return with cupboard under, cupboards over and range of tall units to side. Further work surface with breakfast bar to one side, integrated electric oven & cupboards under. Work surface return with drawers under, cupboard & glazed display unit over. Opening to the:





FURTHER KITCHEN AREA

4.59m x 1.61m (15'1" x 5'4")

Having window & part glazed door to side elevation, roof window, coved ceiling, radiator, continuation of wood effect vinyl flooring, work surface with inset composite sink & drainer with mixer tap and electric hob inset to work surface, cupboards, space & plumbing for automatic washing machine under.

REAR ENTRANCE HALL

2.94m x 1.60m (9'7" x 5'2")

Having window to side elevation, part glazed door with side screen to rear elevation and work surface with cupboards under.

BEDROOM ONE

4.25m x 3.66m (13'11" x 12'0")

Having window to side elevation, coved ceiling, radiator, wood flooring, fitted wardrobe and fully tiled shower enclosure with electric shower fitting.

BEDROOM TWO

3.63m x 3.35m (11'11" x 11'0")

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

BEDROOM THREE

3.34m x 3.33m (11'0" x 10'11")

Having window to front elevation, coved ceiling, radiator and tiled floor.



BEDROOM FOUR

3.64m x 3.05m (11'11" x 10'0")

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

BATHROOM

3.14m x 1.67m (10'4" x 5'6")

Having window to side elevation, rooflight, coved ceiling, two heated towel rails, part tiled walls, panelled bath, walk-in double shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

SEPARATE WC

Having window to side elevation, radiator, part tiled walls, tiled floor, extractor and close coupled WC.

FIRST FLOOR LANDING

Having Velux window and large storage cupboard.

BEDROOM FIVE

4.65m x 3.70m (15'4" x 12'1")

(max L-shaped) Having Velux window to front elevation, radiator and built-in cupboard.

BEDROOM SIX

4.30m x 2.70m (14'1" x 8'11")

Having Velux window to rear elevation and radiator.



ANNEXE ACCOMMODATION

With access from the lounge and comprising:

LOUNGE/DINER/KITCHEN

5.44m x 4.32m (17'10" x 14'2")

Having french doors with side screens to rear elevation, part glazed uPVC door to front elevation, coved ceiling, radiator, tiled floor and multi-fuel burner on tiled hearth with tiled back. Kitchen area having work surface with inset sink & mixer tap, cupboards & drawers under, cupboards over. Further work surface with cupboards & space for fridge under, cupboards over.

BEDROOM

3.44m x 3.36m (11'4" x 11'0")

Having window to rear elevation, coved ceiling, radiator, wood effect flooring and access to roof space.

EN-SUITE

3.36m x 1.84m (11'0" x 6'0")

Having window to front elevation, coved ceiling, heated towel rail, tiled splashbacks, vinyl flooring and extractor. Fitted with a suite comprising: panelled bath, fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a gravelled area which provides ample off-road parking. Gated access leads to the side of the property where there is a block paved area with further gated access to the:

REAR GARDEN

Being enclosed and having a paved patio area with borders. There is a separate enclosed paved patio area adjacent to the annexe with a gravelled area, covered seating area & aviary.

There is a commercial yard to the rear of the property which is available by separate negotiation if required.

THE PLOT

The property occupies a plot of approximately 0.17 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

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

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



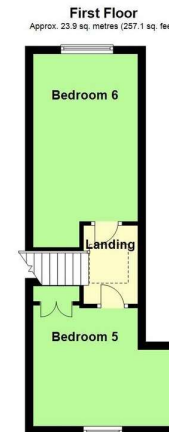


 **NEWTON FALLOWELL**

Floorplan



Total area: approx. 243.3 sq. metres (2618.6 sq. feet)



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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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