



23 Market Place, Donington, Spalding, PE11 4ST



Freehold

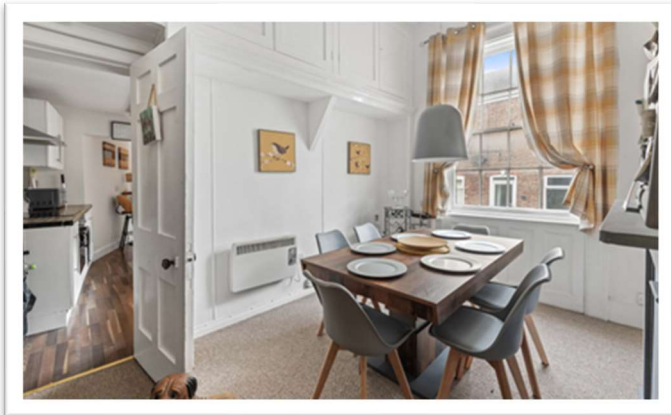
£159,950



Key Features

- Semi-detached house
- Two bedrooms
- Lounge & dining room
- Kitchen & breakfast room
- Bathroom
- Electric heaters
- NO CHAIN
- EPC rating G





A semi-detached house conveniently located within the centre of Donington. Having many original features the property is well presented and has accommodation comprising: entrance hall, lounge, dining room, kitchen, breakfast room and inner hall to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a small enclosed courtyard for storage. NO CHAIN

ACCOMMODATION

Steps up to the front entrance door leading to the:

ENTRANCE HALL

Having original tiled floor and door to the:

LOUNGE

5.88m x 5.27m (19'4" x 17'4")

Having bay window to front elevation, sash window to side elevation, two electric heaters, television aerial connection point, understairs storage cupboard and open fireplace with stone hearth. Part glazed door to the inner hall and further part glazed door to the:

DINING ROOM

3.96m x 3.03m (13'0" x 9'11")

Having sash window to side elevation, electric heater, cupboards built into alcove and further overhead storage cupboards.

KITCHEN

2.91m x 2.22m (9'6" x 7'4")

Having uPVC window to side elevation and laminate flooring. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards over. Further work surface with inset electric hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Opening to the:

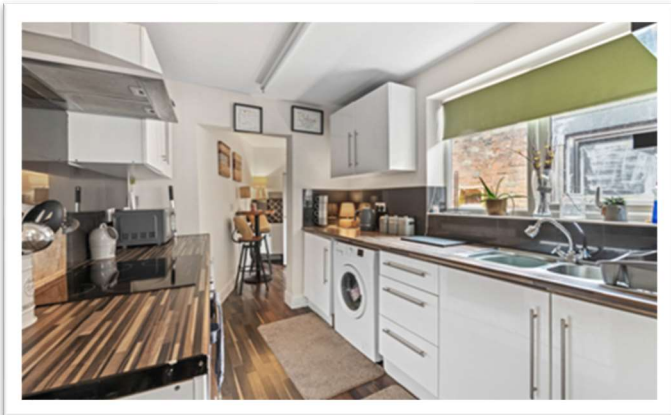
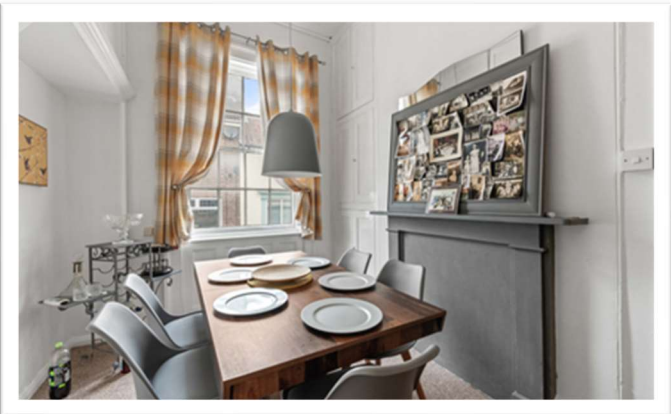
BREAKFAST ROOM

2.93m x 2.41m (9'7" x 7'11")

Having part glazed uPVC door to courtyard and continuation of laminate flooring.

INNER HALL

Having staircase rising to first floor.



FIRST FLOOR LANDING

Having sash window to rear elevation.

BEDROOM ONE

4.55m x 3.60m (14'11" x 11'10")

Having bay window to side elevation with window seat, sash window to front elevation and electric heater.

BEDROOM TWO

4.00m x 3.02m (13'1" x 9'11")

Having sash windows to side & rear elevations and electric heater.

BATHROOM

3.85m x 3.33m (12'7" x 10'11")

(max L-shaped) Having heated towel rail, half tiled walls, tiled floor, storage area off, freestanding bath with overhead shower attachment, close coupled WC and pedestal hand basin.

EXTERIOR

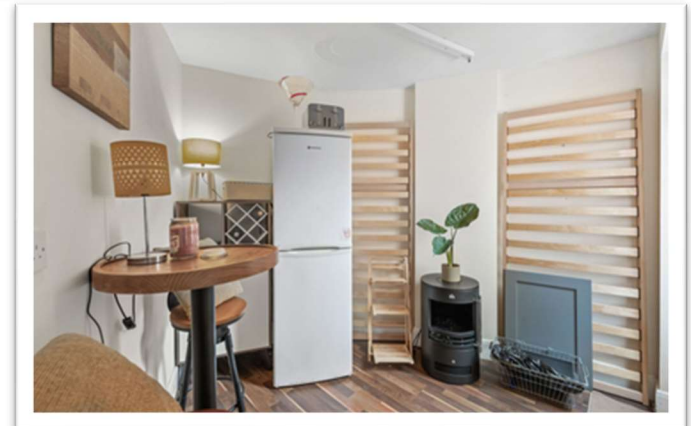
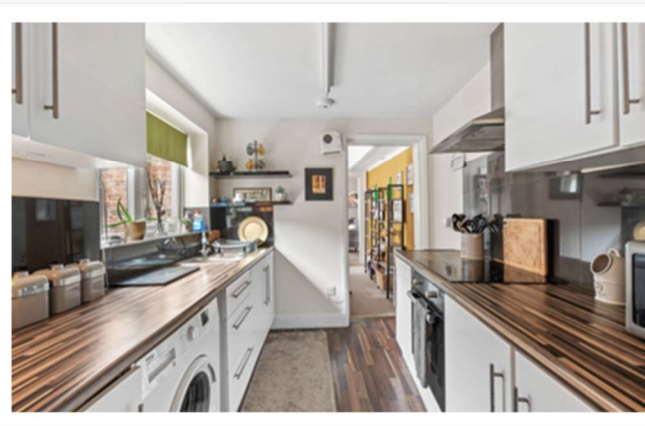
The property has a small courtyard area for storage with an access gate.

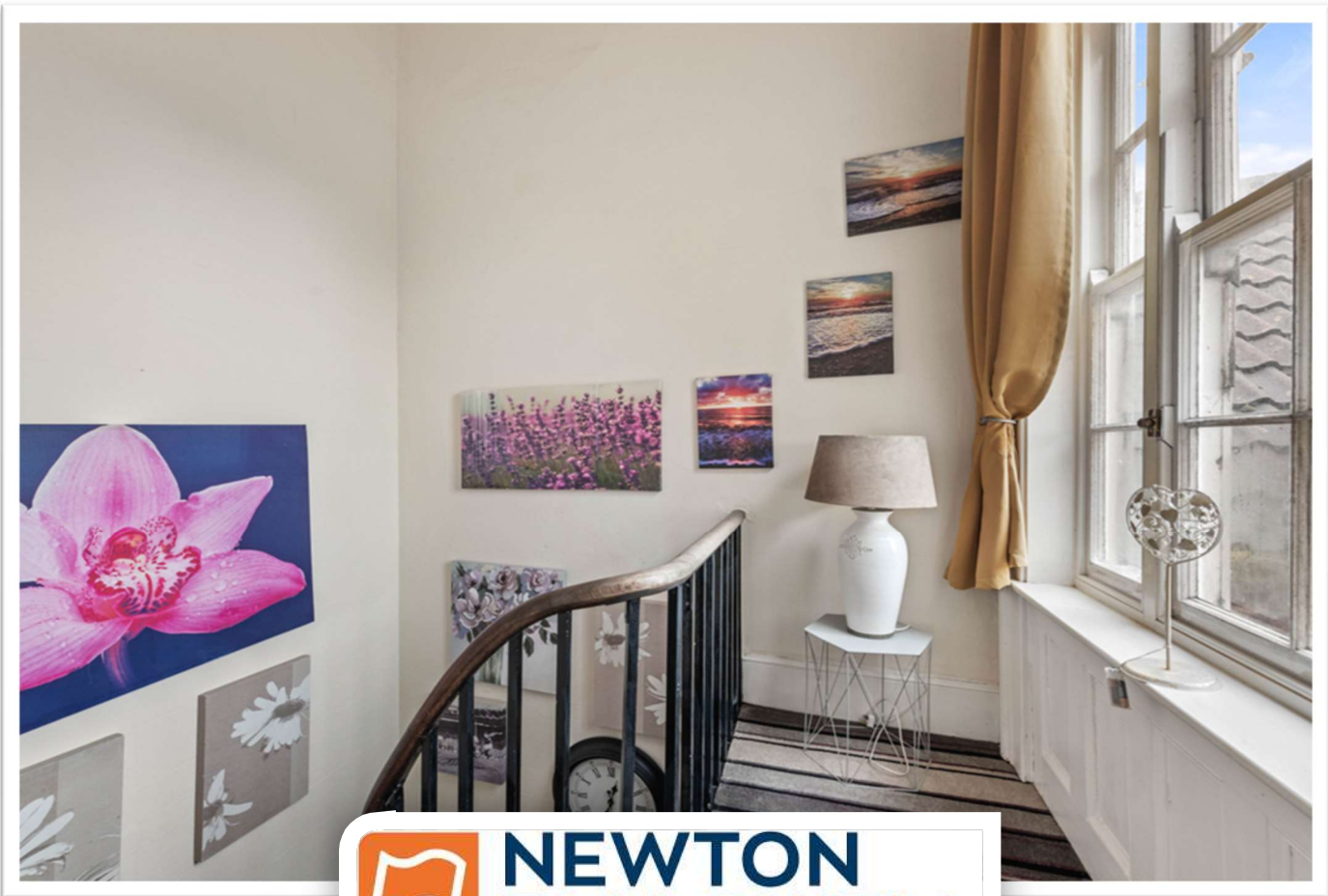
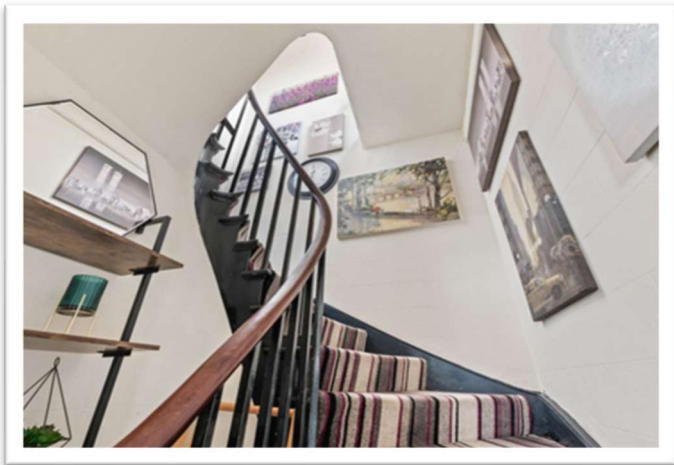
SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the current council tax is band A.

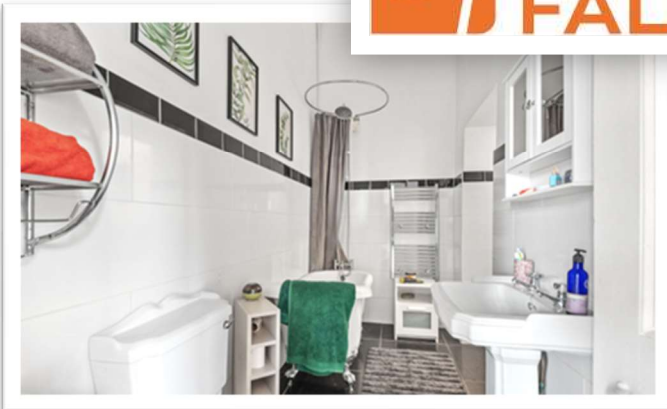
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





 **NEWTON
FALLOWELL**



Floorplan

Ground Floor
Approx. 59.2 sq. metres (636.8 sq. feet)



First Floor
Approx. 47.6 sq. metres (512.5 sq. feet)



Total area: approx. 106.8 sq. metres (1149.3 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100
boston@newtonfallowell.co.uk

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.