



The Paddocks, Browntoft Lane, Donington, Spalding, PE11 4TQ



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Freehold

£680,000



## Key Features

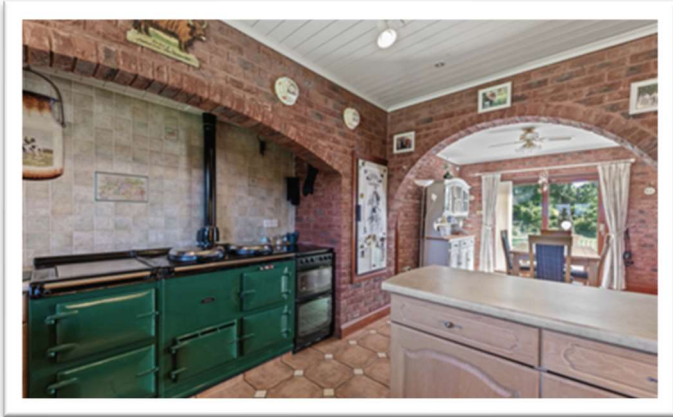
- Detached house
- Four bedrooms
- Five receptions
- Utility & laundry room
- Two cloakrooms, en-suite & bathroom
- Driveway & double garage
- Extensive gardens
- Plot approx. 0.80 acre (STS)
- EPC rating D





An individually designed home of considerable character. Situated amongst open farmland yet just a short walk away from the centre of the popular village of Donington. The property is accessed via a private driveway and occupies a plot of approximately 0.80 acre, subject to survey and is set in well established and mature lawned gardens.

Having over 3,000 square feet of well maintained and spacious accommodation, the property also has the potential for multi-generational living. Comprising: entrance hall, lounge, family room, breakfast room, kitchen, inner hall, cloakroom, study, utility/second kitchen, rear entrance hall, dining room, laundry room and further cloakroom to ground floor. Galleried landing, master bedroom with en-suite, three further bedrooms and bathroom to first floor.



Outside the property has ample off-road parking, double garage and enclosed gardens. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed entrance door with windows to either side through to the:

#### ENTRANCE HALL

Having coved & textured ceiling, radiator and staircase rising to first floor.

#### LOUNGE

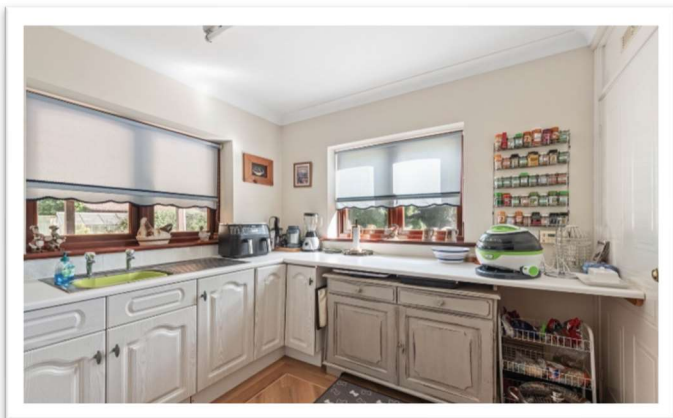
8.89m x 4.24m (29'2" x 13'11")

Having bay window to front elevation, sliding doors to rear elevation & patio area, coved ceiling with moulded ceiling rose, two radiators, exposed brick fireplace with inset multi-fuel burner and double doors to

#### FAMILY ROOM

3.77m x 3.67m (12'5" x 12'0")

Having sliding doors to rear elevation and Karndean flooring. Archway to the:



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#### BREAKFAST ROOM

3.67m x 3.25m (12'0" x 10'8")

Having sliding doors to rear elevation, Karndean flooring and opening to the:

#### KITCHEN

3.85m x 3.62m (12'7" x 11'11")

Having window to front elevation, tiled floor, television aerial & telephone connection points. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, cupboard over. Work surface return with cupboards & drawers under, cupboards over. Further work surface return with cupboards under & breakfast bar to one side. Feature brick wall with four oven AGA range cooker and further gas cooker to side.

#### INNER HALL

Having coved ceiling, radiator, Karndean flooring and built-in cupboard with sliding doors. Opening to a rear hall with a part glazed door to rear elevation, Karndean flooring, door to the dining room and a door to a further hall with window & part glazed door to front elevation, second door to the study and Karndean flooring.

#### CLOAKROOM

Having window to front elevation, coved ceiling, radiator, Karndean flooring, close coupled WC and hand basin inset to vanity unit with cupboard under.

#### STUDY

2.97m x 2.16m (9'8" x 7'1")

Having window to front elevation, coved ceiling with moulded ceiling rose, radiator and Karndean flooring.



### UTILITY/SECOND KITCHEN

3.37m x 2.17m (11'1" x 7'1")

Having windows to side & rear elevations, Karndean flooring and built-in cupboard housing gas fired boiler providing for both domestic hot water & heating. Work surface with inset stainless steel sink & drainer, cupboards & drawers under, larder style cupboard and space for american style fridge/freezer.

### DINING ROOM

6.58m x 3.66m (21'7" x 12'0")

Having window to front elevation, sliding doors to rear elevation, coved ceiling, radiator, Karndean flooring and television aerial connection point.

### LAUNDRY ROOM

4.68m x 2.42m (15'5" x 7'11")

Having window to front elevation, coved ceiling, radiator, door to garage, work surface with inset stainless steel sink & drainer, cupboards & drawers under, cupboards & display units over, space & plumbing for automatic washing machine & tumble dryer.

### CLOAKROOM

Having window to rear elevation, coved ceiling, radiator, close coupled WC and wall mounted hand basin.

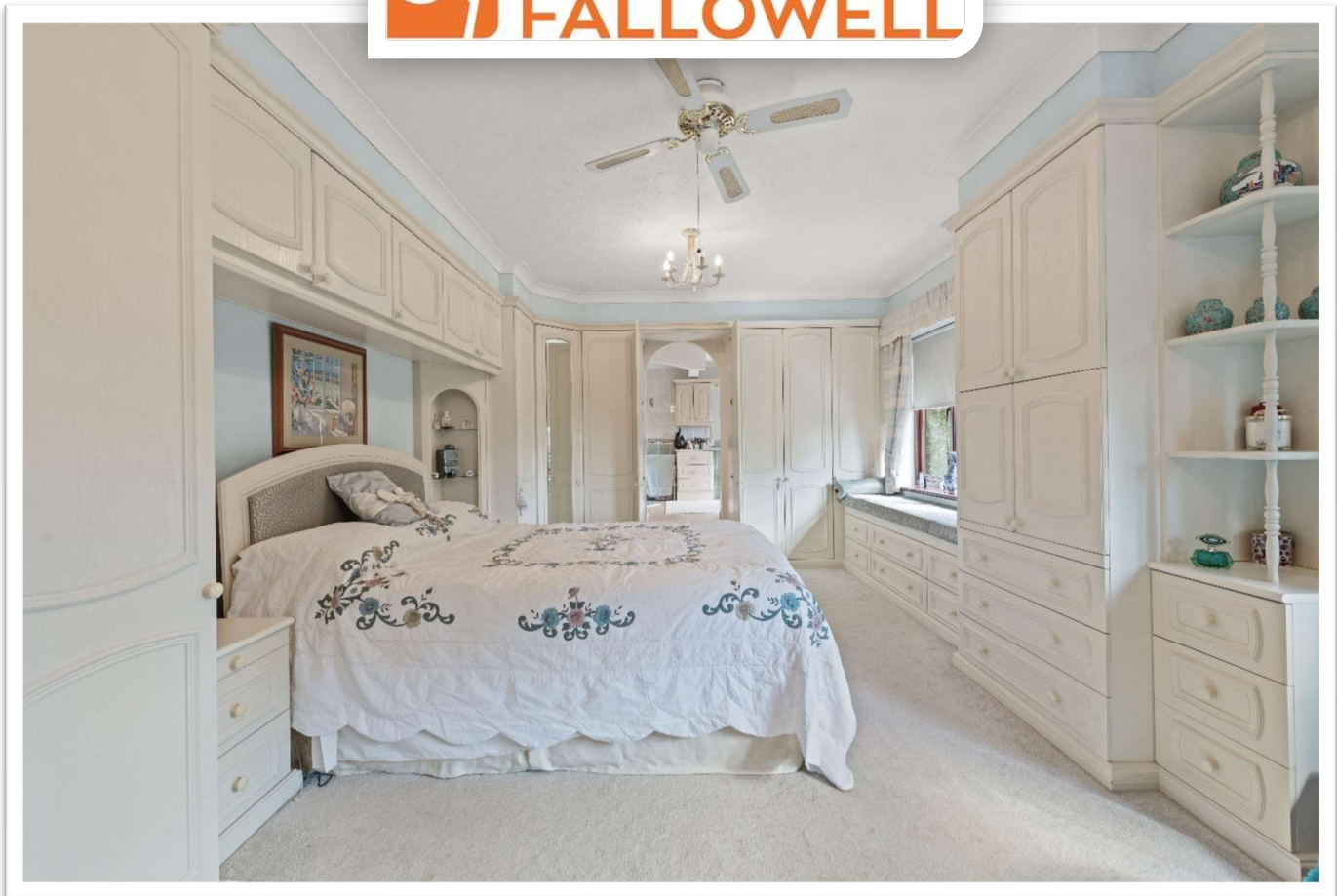
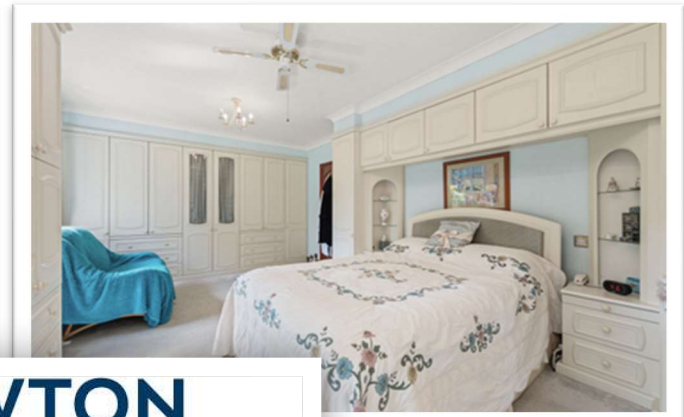
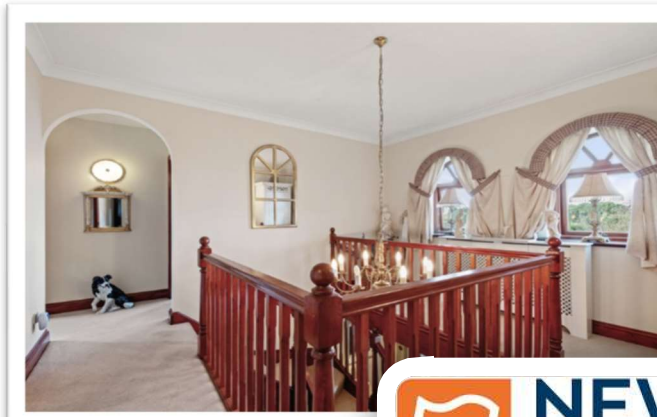
### GALLERIED FIRST FLOOR LANDING

Having two windows to front elevation, coved ceiling, radiator, smoke alarm and access to roof space.

### MASTER BEDROOM

5.75m x 3.74m (18'11" x 12'4")

(wardrobes in addition) Having two windows to rear elevation, coved ceiling, radiator, extensive range of fitted wardrobes with drawers, bedside cabinets, shelving, overhead cupboards and fitted window seat with drawers under. "secret" double doors to the:



### EN-SUITE

3.74m x 3.34m (12'4" x 11'0")

Having window to rear elevation, coved ceiling, radiator, tiled walls, Karndean flooring, extractor, fitted dressing table with drawers under, cupboards & mirror over. Fitted with a suite comprising: shower enclosure with mixer shower fitting, bidet, WC with concealed cistern and double hand basins inset to vanity unit with cupboards under.

### BEDROOM TWO

4.27m x 3.57m (14'0" x 11'8")

(wardrobes in addition) Having window to rear elevation, coved ceiling, radiator and built-in wardrobes to one wall.

### BEDROOM THREE

4.26m x 2.82m (14'0" x 9'4")

(wardrobes in addition) Having window to front elevation, coved ceiling, radiator, laminate flooring and built-in wardrobes to one wall.

### BEDROOM FOUR

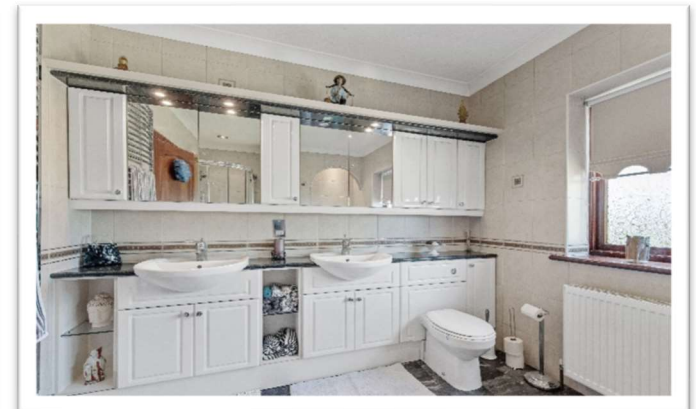
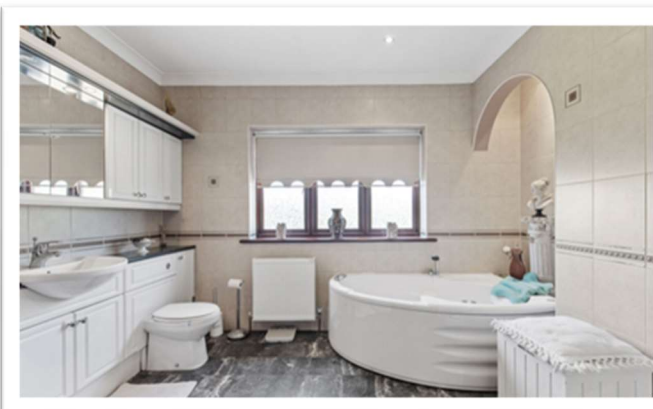
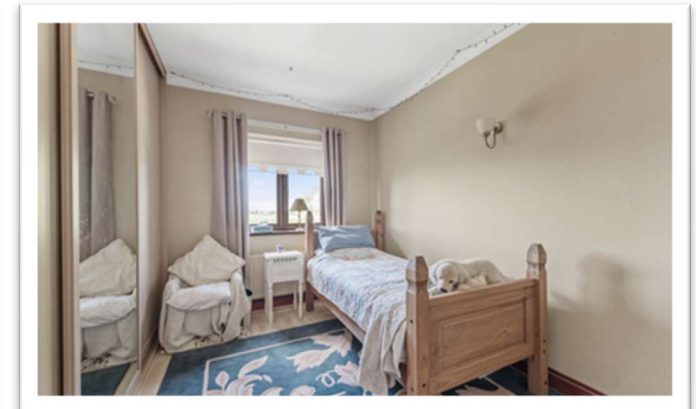
3.84m x 3.04m (12'7" x 10'0")

Having window to front elevation, coved ceiling, radiator and built-in wardrobes.

### BATHROOM

3.69m x 2.80m (12'1" x 9'2")

Having window to front elevation, coved ceiling, radiator, heated towel rail, tiled walls and extractor. Fitted with a suite comprising: panelled corner Whirlpool Jacuzzi bath, shower enclosure with mixer shower fitting, WC with concealed cistern and two hand basins inset to vanity unit with range of cupboards under.



### EXTERIOR

The property is approached by a private driveway which opens on to a large gravelled area providing off-road parking. To the side of the driveway there is a lawned area with borders and a further private lawned area with a raised patio/seating area with brick wall to the front boundary. There is also a covered veranda to the front entrance.

### DOUBLE GARAGE

6.82m x 6.42m (22'5" x 21'1")

Having two up-and-over doors, two windows & part glazed door to rear, access to roof space, light and power.

### GARDENS

The property has extensive mature gardens which incorporate a large lawn with large flower beds. There is also a large raised patio area which is part covered.

### THE PLOT

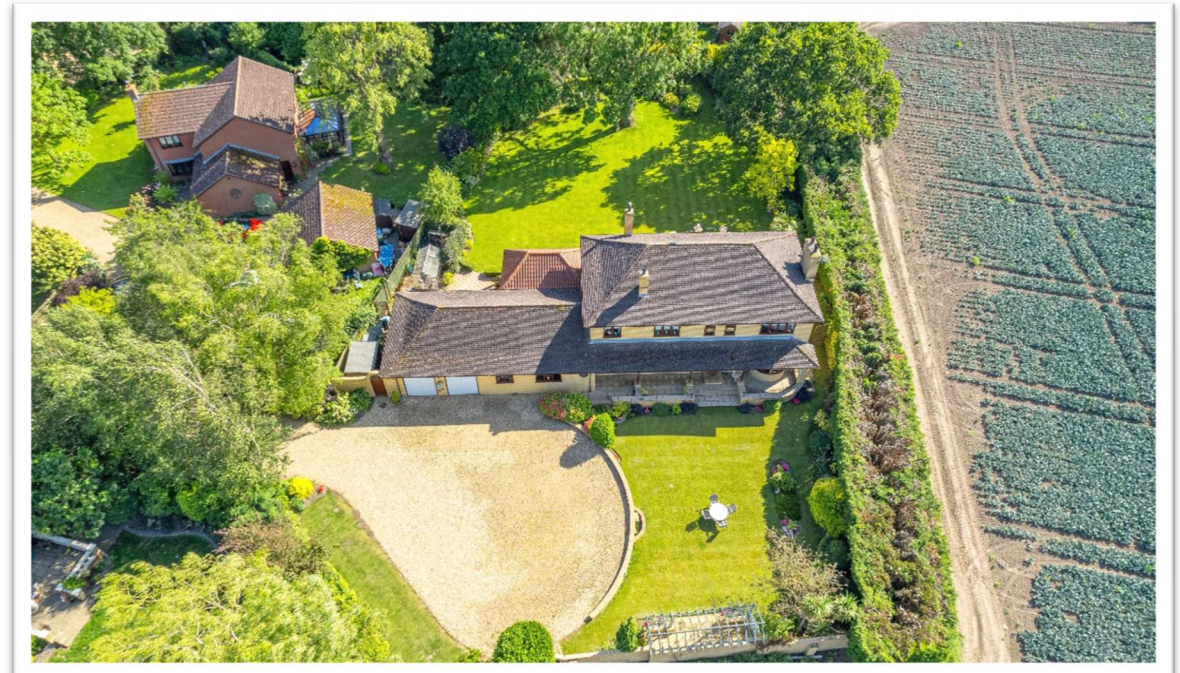
The property occupies a plot of approximately 0.80 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own 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.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

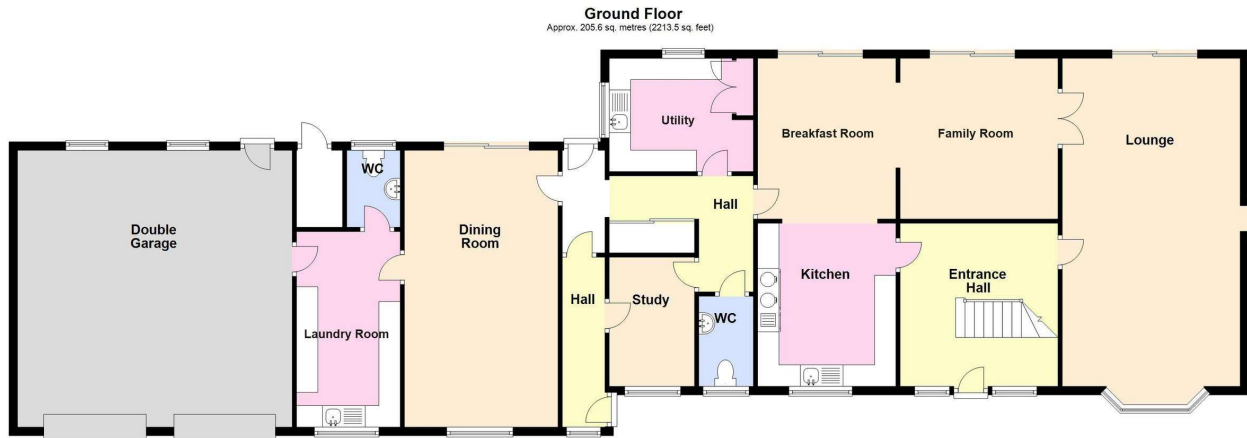






 **NEWTON  
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# Floorplan



Total area: approx. 320.5 sq. metres (3450.1 sq. feet)



Newton Fallowell Boston (Sales)

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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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