



15 Lindum Way, Donington, Spalding, PE11 4TX



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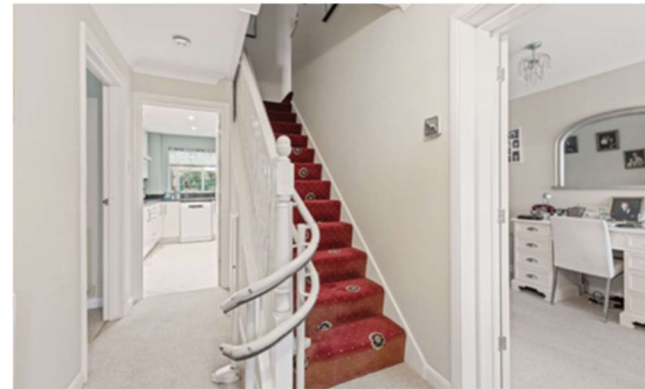
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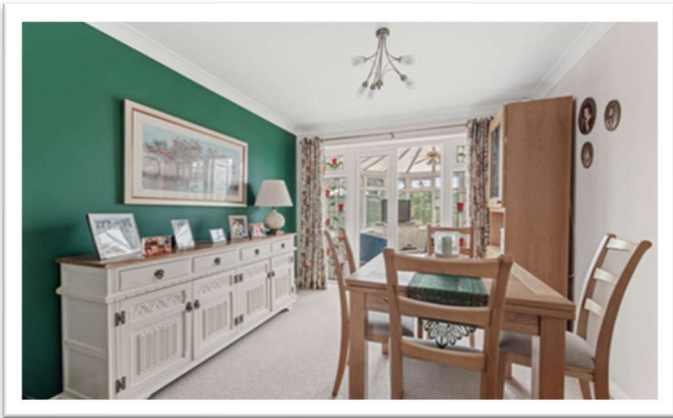
£325,000



Key Features

- Detached house
- Five bedrooms
- Study/play room & lounge
- Dining room & conservatory
- Two shower rooms
- Driveway & garage
- Enclosed rear garden
- EPC rating D – NO CHAIN





A detached house in a popular village location close to local amenities. Having accommodation comprising: entrance hall, study/play room, lounge, dining room, conservatory, kitchen, rear entrance and shower room to ground floor. Five bedrooms and shower room to first floor. Outside the property has a block paved driveway providing off-road parking, a garage and landscaped gardens. The property benefits from oil fired central heating and double glazing. NO CHAIN



ACCOMMODATION

Part glazed uPVC entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, telephone connection point, understairs storage cupboard and staircase rising to first floor.

STUDY/PLAY ROOM

4.84m x 2.27m (15'11" x 7'5")

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

LOUNGE

4.56m x 3.77m (15'0" x 12'5")

Having bow window to front elevation, coved ceiling, radiator and brick fireplace with brick hearth, inset multi-fuel burner and oak mantle over.



DINING ROOM

3.73m x 2.95m (12'2" x 9'8")

Having coved ceiling, radiator and serving hatch to kitchen. French doors with side screens to the:

CONSERVATORY

10.38m x 3.74m (34'1" x 12'4")

(max) Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having two electric panel heaters, door to garage, oil fired boiler providing for both domestic hot water & heating, multi-fuel burner on stone hearth and work surface with space & plumbing for automatic washing machine & tumble dryer under.

 **NEWTON FALLOWELL**





KITCHEN

3.53m x 2.61m (11'7" x 8'7")

Having internal window to rear elevation overlooking the conservatory, inset ceiling spotlights and vinyl flooring. Fitted with a range of base & wall units with granite work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with mixer tap inset to work surface, cupboards & space for dishwasher under. Work surface return with inset Neff induction hob, cupboards & drawers under, cupboards & stainless steel cooker hood over, tall slimline larder style unit to side. Further work surface with drawers under and tall unit to side housing integrated Neff electric oven & combi microwave oven with drawer under & cupboard over.

REAR ENTRANCE

2.32m x 1.82m (7'7" x 6'0")

Having window to rear elevation, part glazed door to conservatory, heated towel rail and vinyl flooring.

SHOWER ROOM

Having window to side elevation, tiled walls & floor, walk-in double shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

 **NEWTONFALLOWELL**



FIRST FLOOR LANDING

Having smoke alarm.

BEDROOM ONE

4.27m x 3.34m (14'0" x 11'0")

Having window to front elevation and radiator.

BEDROOM TWO

3.84m x 3.33m (12'7" x 10'11")

Having window to rear elevation, radiator, access to roof space and airing cupboard housing hot water cylinder with shelving.

BEDROOM THREE

4.57m x 2.31m (15'0" x 7'7")

Having window to front elevation, coved ceiling and radiator.

BEDROOM FOUR

2.73m x 2.27m (9'0" x 7'5")

Having window to front elevation and radiator.

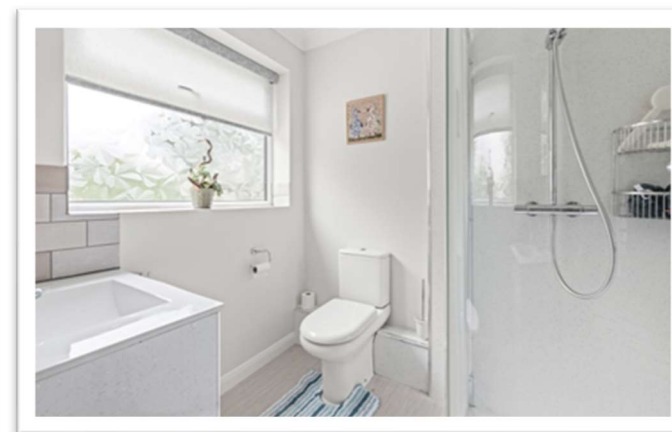
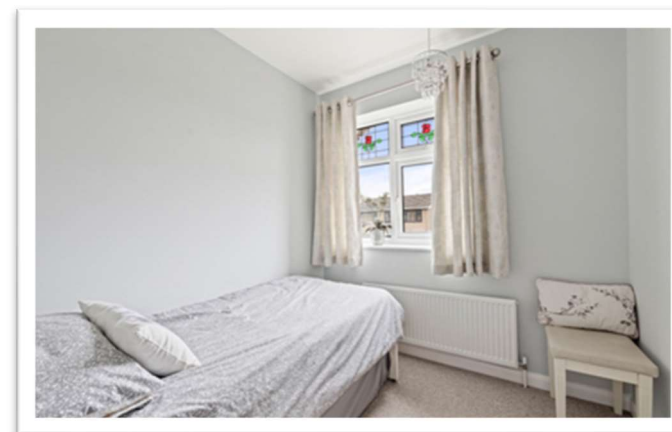
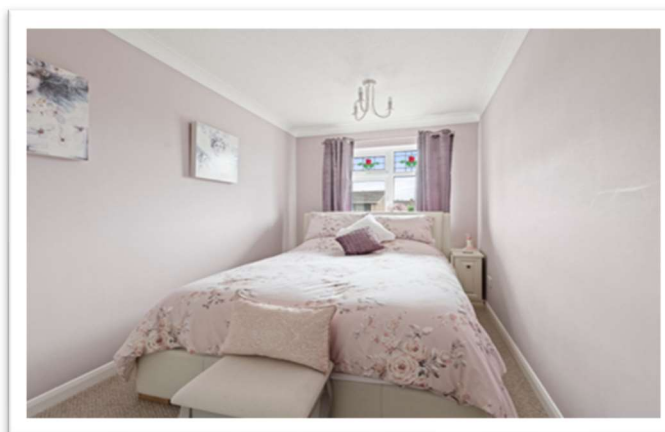
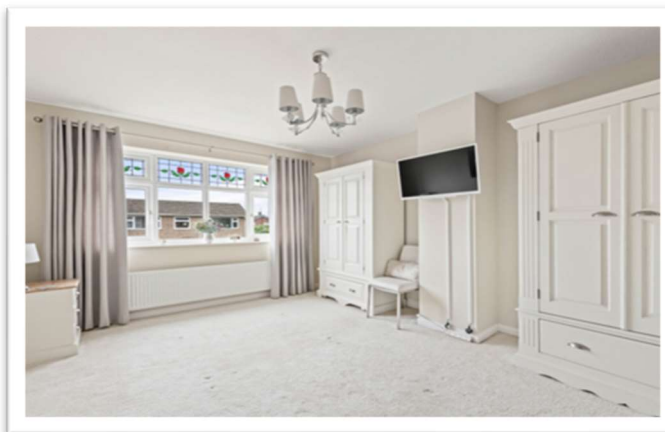
BEDROOM FIVE

3.30m x 2.32m (10'10" x 7'7")

(max) Having window to rear elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to rear elevation, coved ceiling, heated towel rail, storage cupboard and tiled splashbacks. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under.



EXTERIOR

To the front of the property there is a block paved driveway providing off-road parking leading to the:

GARAGE

8.21m x 3.51m (26'11" x 11'6")

Having electric door, two windows to side, light and power.

GARDENS

There are gardens to the side & rear of the property which are enclosed with access from both sides. Being landscaped and having a lawn, decked area, patio with pergola, ornamental pond, oil storage tank and outside tap.

THE PLOT

The property occupies a plot of approximately 0.14 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 electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C. The property also has solar panels which are owned for electricity with a feed-in tariff.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





Floorplan



Total area: approx. 190.7 sq. metres (2053.2 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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