



94 Station Street, Donington, Spalding, PE11 4UJ



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Freehold

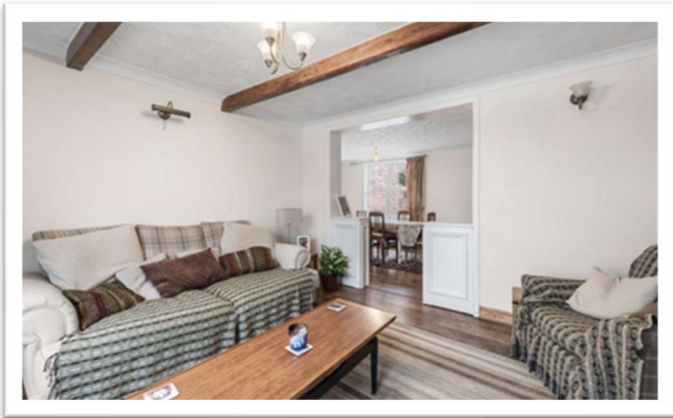
£235,000



Key Features

- Detached house
- Two bedrooms
- Lounge & dining room
- Cloakroom & bathroom
- Off-road parking
- Enclosed rear garden
- EPC rating E





A detached house full of character set in a popular village location. Having well presented accommodation comprising: entrance hall, dining room, lounge with wood burner, rear lobby, cloakroom and fitted kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has off-road parking and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

REAR LOBBY

Having part glazed door to rear elevation, laminate flooring and wood panelling to dado height.



ENTRANCE HALL

Having radiator, laminate flooring, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

Having window to rear elevation, part tiled walls, laminate flooring, low level WC and hand basin with mixer tap.

DINING ROOM

2.9m x 5.11m (9'6" x 16'10")

Having window to rear elevation, coved & textured ceiling, radiator, fitted shelves to alcoves and laminate flooring. Opening to the:

KITCHEN

1.82m x 4.77m (6'0" x 15'7")

Having window to front elevation, radiator, tiled walls and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap and ceramic hob inset to work surface, cupboards, drawers & integrated electric oven under, cupboards & stainless steel cooker hood over. Space for upright fridge/freezer to one side. Work surface return with cupboard, drawers, space & plumbing for automatic washing machine under.

LOUNGE

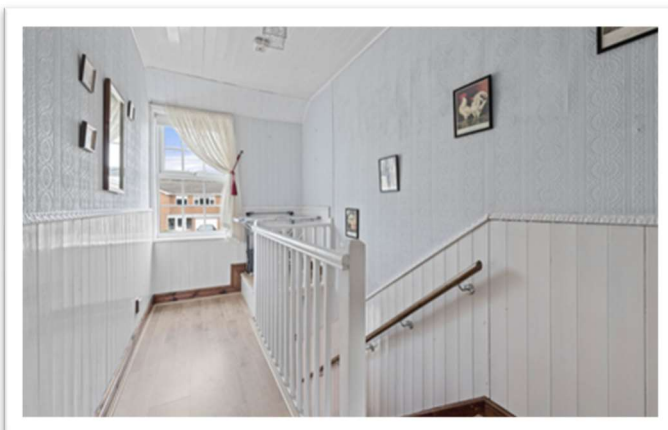
3.68m x 4.29m (12'1" x 14'1")

Having window to front elevation, coved & textured ceiling with feature beams, radiator, laminate flooring, television aerial connection point and feature fireplace with marble back & hearth, inset wood burner and wooden surround.



 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to front elevation, wood panelling to dado height and laminate flooring.

BEDROOM ONE

3.84m x 4.47m (12'7" x 14'8")

Having window to front elevation and radiator.

BEDROOM TWO

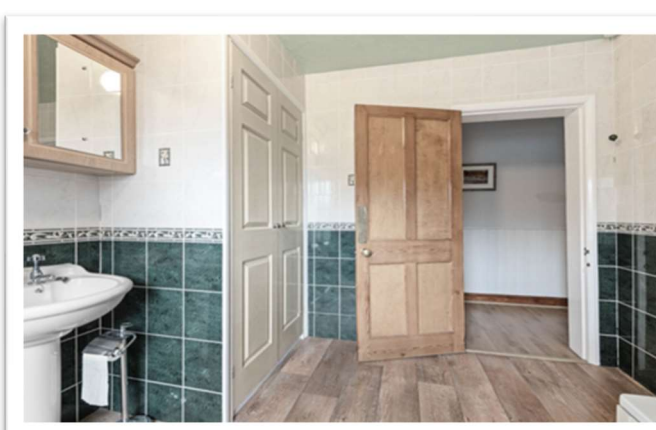
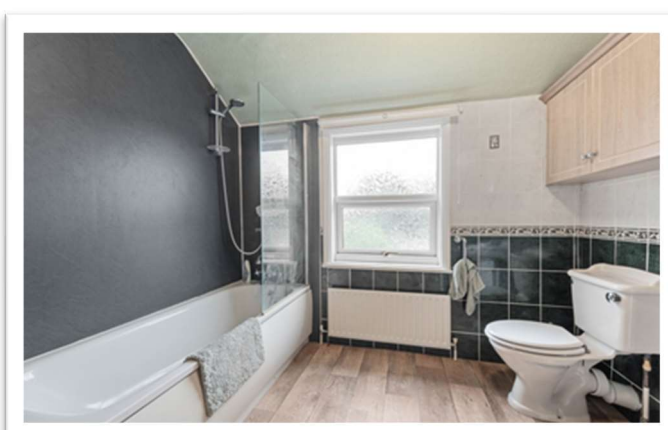
2.91m x 3.57m (9'6" x 11'8")

Having window to rear elevation, radiator and built-in wardrobes.



BATHROOM

Having window to rear elevation, radiator, laminate flooring, part tiled walls and built-in airing cupboard housing gas fired boiler providing for both domestic hot water & heating. Fitted with a white suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

A block paved driveway provides off-road parking and extends down the side of the property to a further block paved area which opens to an enclosed lawned garden with paved footpaths, raised bed, greenhouse and garden shed. To the far rear of the garden a trellis archway leads to a paved patio area.

SERVICES

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

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 96.6 sq. metres (1039.6 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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