



Malting Lane, Donington - £199,995 (OFFERS OVER)

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66

This detached bungalow in the village of Donington offers a unique opportunity for homeowners. Although requiring some cosmetic updating, the property provides a blank canvas for personalization and creative enhancement. With local amenities conveniently within reach, residents can enjoy the best of village life while benefiting from nearby shops and services. Whether you're looking to invest in a property with potential or to create your dream home, this bungalow is brimming with possibilities. Call us ANYTIME to book your viewing - 0106 424441.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panel, door to:

Entrance Hall

Radiator, telephone point, broadband point, coving to ceiling with smoke detector, access to insulated loft space.

Kitchen 3.46m (11'4") x 2.84m (9'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted double oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to side, PVCu double glazed entrance door to side.

Lounge 4.20m (13'9") x 3.46m (11'4")

PVCu double glazed window to front and side, radiator, TV point, two wall lights, central heating thermostat, coving to ceiling, open plan to:

Dining Area 2.77m (9'1") x 2.69m (8'10")

PVCu double glazed window to front, radiator, two wall lights, coving to ceiling.

Main Bedroom 3.79m (12'5") x 2.87m (9'5")

PVCu double glazed window to rear, built-in double wardrobe(s) with hanging rails and shelving, radiator.

Bedroom 2 3.63m (11'11") x 3.29m (10'10")

PVCu double glazed window to side, two built-in single wardrobes with hanging rails and shelving, radiator, door to:

Bedroom 3 3.15m (10'4") x 2.33m (7'8")

PVCu double glazed window to side, two built-in single wardrobes with hanging rails and shelving, radiator.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent mains shower, shower curtain, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, PVCu opaque double glazed window to side, radiator, laminate flooring, storage cupboard with shelving.

Garage 5.02m (16'6") x 2.69m (8'10")

Brick built single garage, up and over door, power and lighting connected.

Outside

The front of the property is enclosed by hedging and wood panel fencing, area laid to lawn, with flower and shrubs, outside light, the tarmac driveway giving good off-road parking leading to the single garage. Side gate leading to enclosed rear garden by wood panel fencing, mainly paved, outside tap and lighting, garden store.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South. Continue along to the roundabout take your first exit on to the A17 at the second roundabout take your second exit staying on the A17, on the roundabout take the second exit, the turn left on to Mill Lane B1181 at the end of the road turn left on to Donington Road go to the roundabout take your first exit, then right onto Malting Lane where the property can be located on your right hand side. For the purpose of satellite navigation, the property postcode is: PE11 4XA.

Council Tax

Band B - £1,660.25 From April 2024 to March 2025

EPC - D

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as requested by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars.

They may, however, be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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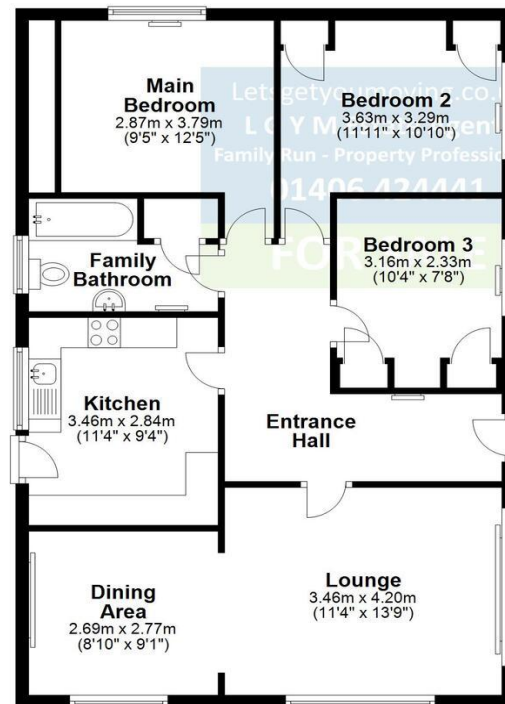
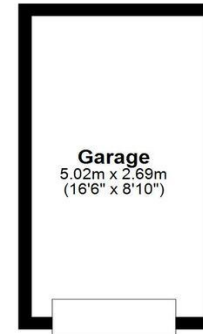
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ON YOUR DOORSTEP**

We can assist you with:

- Home & Car Insurance
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Ground Floor

Approx. 93.8 sq. metres (1009.5 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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