



Ash Court, Donington Spalding PE11 4XJ

welcome to

Ash Court, Donington Spalding

VIEWING ESSENTIAL - DON'T MISS OUT!! SPACIOUS AND CHARMING EXECUTIVE FIVE BEDROOM DETACHED HOUSE NESTLED WITHIN THE POPULAR AND IDYLIC VILLAGE OF DONINGTON BOASTING AN EXTENSIVE DRIVEWAY AND DOUBLE DETACHED GARAGE AS WELL AS WALKING DISTANCE TO VILLAGE CENTRE.



Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Radiator, staircase housing an understair cupboard leads to the first floor accommodation.

Cloakroom

Partly tiled room comprising of a radiator, tiled flooring, extractor fan, wash hand basin and WC.

Lounge

20' 11" x 12' 11" (6.38m x 3.94m)

Feature gas fireplace, carpeted flooring, radiator and TV point.

Double glazed bay window to the front aspect
Doors leading into: Conservatory

Dining Room

13' 9" x 10' 9" (4.19m x 3.28m)

Carpeted flooring, radiator

Double glazed window to the rear aspect.

Dining Room / Bedroom Five

12' 7" x 10' 9" (3.84m x 3.28m)

Carpeted flooring, radiator

Double glazed window to the rear aspect.

Kitchen

15' 10" x 12' 6" (4.83m x 3.81m)

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainers, double electric oven, integrated fridge/freezer and dishwasher, spotlights, tiled flooring, radiator.

Double glazed windows to the front and side aspects.

Utility Room

8' 11" x 6' 8" (2.72m x 2.03m)

Fitted units with worksurfaces over, sink/drainers, plumbing for washing machine and tumble dryer,

fusebox, central heating boiler, radiator, tiled flooring.

Double glazed window to the front aspect.
Door to the side aspect.

Conervatory

12' 9" x 10' 10" (3.89m x 3.30m)

Tiled flooring, ceiling light and fan, double glazed windows to all aspects, patio doors leading into the rear garden.

Landing

Carpeted flooring, radiator, airing cupboard and loft hatch.

Double glazed window to the front aspect.

Bedroom One

18' 11" x 12' 6" (5.77m x 3.81m)

Fitted wardrobe, carpeted flooring, radiator.

Double glazed windows to the front and side aspects.

En-Suite

Three piece suite comprising of a shower, wash hand basin and WC. Partly tiled, radiator, laminate flooring, spotlights, extractor fan.

Double glazed window to the front aspect.

Bedroom Two

13' 7" x 10' 11" (4.14m x 3.33m)

Fitted wardrobe, carpeted flooring, radiator

Double glazed window to the rear aspect.

Bedroom Three

13' x 9' 10" (3.96m x 3.00m)

Fitted wardrobe, carpeted flooring and radiator

Double glazed window to the front aspect.

Bedroom Four

12' 11" x 10' 9" (3.94m x 3.28m)

Fitted wardrobe, carpeted flooring, radiator.

Double glazed window to the rear aspect.

Bathroom

Four piece suite comprising of a bath, shower cubicle, wash hand basin and WC. Partly tiled, spotlights, radiator, laminate flooring

Double glazed window to the rear aspect.

Exterior

Extensive block paved area allowing for ample parking for multiple vehicles leading to a double detached garage allowing for even further parking.

Rear Garden:

Large enclosed laid to lawn garden comprising of a patio seating area, outside tap and power points, outdoor lighting, gated access to front and an orchard containing six fruit trees of various varieties including plum, apple and pear trees, large detached summerhouse and a flower bed border

Detached Double Garage

Electric roller door, power and lighting

Agents Notes

Please note that this property benefits from new boiler.



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welcome to

Ash Court, Donington Spalding

- EXECUTIVE HOME
- 2450 SQFT - INCLUDING THE GARAGE
- SPACIOUS ACCOMODATION THROUGHOUT
- LARGE ENCLOSED REAR GARDEN
- EXTENSIVE DRIVEWAY AND DOUBLE DETACHED GARAGE

Tenure: Freehold EPC Rating: C

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111205 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk