



**Barley Drive, Donington Spalding PE11 4GQ**



**welcome to**

## **Barley Drive, Donington Spalding**

35% Shared Ownership

A brand new 3 bedroom semi detached home build by local developer Cross Keys Homes. Features driveway & a private garden. A perfect opportunity for affordable, modern living in a quality new build.



## Specification Highlights

Modern neutral Kitchen cabinets & worktops  
Electric ceramic hob, oven & extractor hood  
Stainless steel splash back behind hob  
Integrated fridge freezer  
Integrated washing machine  
Vinyl flooring to kitchen, WC & bathroom  
Carpets to all other rooms as an early incentive  
White bathroom suite to bathroom & wc  
Thermostatic shower over the bath with a glass screen  
Gas central heating  
Nest heating thermostat  
TV point to living room & bedroom  
Fully enclosed turfed rear garden  
Solar panels to the roof, generating electricity  
EV charging point  
Premier Warranty

## Entrance Hall

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

Carpeted flooring, radiator, fuse box, ceiling light, loft hatch, large storage cupboard.

## Lounge

12' 9" x 9' 8" ( 3.89m x 2.95m )  
Carpeted flooring, two radiators, power points, telephone point. BT Openreach, TV points.

Double glazed window

## Kitchen

16' 9" x 9' 3" ( 5.11m x 2.82m )  
Fully fitted kitchen comprising of wall and base units with worksurfaces over, candy electric oven with electric hob and extractor fan over, sink/drain, power sockets, ample storage throughout, integrated fridge/freezer, dishwasher and washing machine, vertical radiator, spotlights, carbon monoxide alarm.

## Landing

Radiator, carpeted flooring

## Bedroom One

12' 11" x 10' ( 3.94m x 3.05m )  
Carpeted flooring, radiator, power sockets, ceiling light, NEST thermostat.

Two double glazed windows.

## En-Suite

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Partly tiled, large towel rail.

Double glazed window

## Bedroom Two

9' 3" x 9' 9" ( 2.82m x 2.97m )  
Carpeted flooring, radiator, ceiling light, TV point.

Two double glazed windows

## Bedroom Three

9' 3" x 6' 8" ( 2.82m x 2.03m )  
Carpeted flooring, radiator, ceiling light, TV point.

Two double glazed windows

## Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and WC. Partly tiled, vinyl flooring, vertical radiator.

## Exterior

Driveway allowing access for up to two vehicles, electric charging point, gated access to the rear.

Rear Garden:

Large enclosed laid to lawn garden comprising of a patio seating area and garden shed.



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## **Barley Drive, Donington Spalding**

- 35% SHARED OWNERSHIP
- DESIRABLE VILLAGE LOCATION
- PREMIUM WARRANTY
- OFF-ROAD PARKING
- FINISHED TO A HIGH STANDARD THROUGHOUT

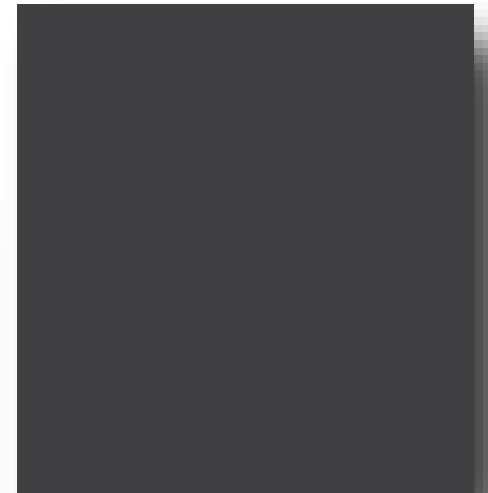
Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £80,500



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Property Ref:  
SDG111940 - 0005

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**william h brown**



**01775 711711**



[Spalding@williamhbrown.co.uk](mailto:Spalding@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**