



20a Park Lane, Donington Spalding PE11 4UE

welcome to

20a Park Lane, Donington Spalding

***ESSENTIAL VIEWING* 2 BEDROOM MID-TERRACED HOUSE SITUATED WITHIN THE POPULAR VILLAGE OF DONINGTON**



Entrance Hall

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

Lounge

12' 6" x 12' 9" (3.81m x 3.89m)

Laminate flooring, radiator

Double glazed window

Kitchen

12' 7" x 10' 3" (3.84m x 3.12m)

Fitted kitchen comprising of wall and base units with worksurfaces over, stainless steel sink/drainers, electric oven with gas hob, fridge/freezer, space for dishwasher and breakfast bar.

Double glazed window

Utility Room

3' 2" x 5' 6" (0.97m x 1.68m)

Plumbing for washing machine, vinyl flooring

Double glazed window

Bedroom One

Radiator, storage cupboard

Double glazed window

Bedroom Two

6' 8" x 12' 7" (2.03m x 3.84m)

Carpeted flooring, radiator

Double glazed window

Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and W/C. Partly tiled, vinyl flooring, tiled flooring.

Double glazed window

Exterior

Allocated parking

Rear Garden:

Enclosed laid to lawn garden comprising of a decked area, outside tap and gated access to the front.



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20a Park Lane, Donington Spalding

- TWO BEDROOM MID-TERRACED HOUSE
- WELL-PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- ENCLOSED REAR GARDEN
- AMPLE PARKING

Tenure: Freehold EPC Rating: B
Council Tax Band: A

offers in the region of

£155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112215 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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