









welcome to

Badgate Road, Donington Spalding

**** IMMACULATELY PRESENTED THROUGHOUT **** This substantial three bedroom home cannot be missed! benefiting from a modern fitted kitchen/breakfast room to the rear, boot room, downstairs W/C, pantry and living room. Three bedrooms upstairs with family bathroom!













Entrance Hallway

12' x 5' (3.66m x 1.52m)

Laid to wood flooring, access into all living spaces. Radiator, Lights.

Living Room

12' 4" x 15' 1" (3.76m x 4.60m)

UPVC Double glazed window to the front aspect. Carpet, Coal fire, lights, radiator.

Kitchen/Breakfast Room

18' 9" x 11' 4" (5.71m x 3.45m)

UPVC double glazed window & French doors to the rear aspect. Polished tiled flooring. Modern kitchen kitchen & breakfast bar with eye & base level units. Two ovens, sink with drainer & induction hob. Lights, Radiator.

Boot Room

6' 6" x 8' 2" (1.98m x 2.49m)

UPVC windows to all aspects with UPVC door to rear aspect. Access into the downstairs WC. Tiled flooring. Lights.

Wc

UPVC window to side aspect. Sink with toilet. Lights & Radiator.

First Floor Landing

7' 5" x 8' 10" (2.26m x 2.69m)

Carpet, UPVC window to side aspect. Access into all bedrooms and bathroom. Loft access. Lights.

Bathroom

7' 4" x 7' 8" (2.24m x 2.34m)

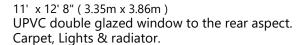
UPVC Frosted window to the rear aspect. Tiled flooring. Three piece bathroom suit with shower over bath. Radiator & lights.

Bedroom One

13' 11" x 11' (4.24m x 3.35m)

UPVC double glazed window to the front aspect. Carpet, Lights & radiator.

Bedroom Two



Bedroom Three

7' 5" x 7' 8" (2.26m x 2.34m) UPVC double glazed window to the front aspect. Carpet, Lights & radiator.

Double Garage/Workshop

22' 2" x 19' 6" (6.76m x 5.94m)

Double Garage/Workshop with shelving & work benches. Double garage to the front. A great space.

Exterior

Large rear plot, mainly laid to lawn with patio & BBQ area. Gravel driveway heading to the rear of the property and Double Garage/ Workshop. There is ample paved off road parking to the front of the property





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Badgate Road, Donington Spalding

- LARGER THAN AVERAGE PLOT
- LARGE WORKSHOP TO THE REAR WITH PRIVATE DRIVE
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- POPULAR VILLAGE LOCATION
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£335,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SDG112457 - 0005 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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