



Badgate Road, Donington Spalding PE11 4SA

welcome to

Badgate Road, Donington Spalding

**** IMMACULATLY 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

11' x 12' 8" (3.35m x 3.86m)

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

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

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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