



**Highfield Road, Donington Spalding PE11 4TS**

**welcome to**

## **Highfield Road, Donington Spalding**

Two double bedroom detached bungalow, LOUNGE & KITCHEN DINER. Extended family bathroom now incorporating the previous 3rd bedroom. OFF ROAD PARKING, front lawn & fully enclosed rear garden with TIMBER GARDEN SHED & PATIO AREA. Sought after village location & viewing advised!!



## **Entrance Hall**

Having loft access with pull down ladder and laminate flooring.

## **Lounge**

10' 3" x 15' ( 3.12m x 4.57m )

Having a feature fireplace with open chimney (currently with an electric fire in place).

## **Kitchen/ Diner**

13' 11" x 10' ( 4.24m x 3.05m )

Having a range of wall and base units. Built in pantry cupboard. One and a half bowl sink. Integrated Electric oven, four ring hob and extractor. Space for a washing machine. Side door leading to the garden.

## **Utility Room**

5' 7" x 6' 6" ( 1.70m x 1.98m )

Space for a washing machine and fridge freezer. Wall mounted gas boiler.

## **Bedroom One**

11' 1" x 10' ( 3.38m x 3.05m )

## **Bedroom Two**

9' 1" x 13' 3" ( 2.77m x 4.04m )

## **Bathroom**

8' 4" x 10' 11" ( 2.54m x 3.33m )

Comprising of a WC. Inset sink. Bath with dual head thermostatic shower. Extractor. Heated towel rail. Built in linen cupboard. Laminate flooring.

## **Front Garden**

Having a concrete drive with space for two cars and a lawn.

## **Rear Garden**

Having an enclosed rear garden with fencing. Central lawn with shrubs and bushes to rear. Decked seating area with fitted trellis. Timber garden shed. Patio seating area. Brick built storage. Low maintenance graveled area.



***view this property online*** [williamhbrown.co.uk/Property/SDG112471](http://williamhbrown.co.uk/Property/SDG112471)



welcome to

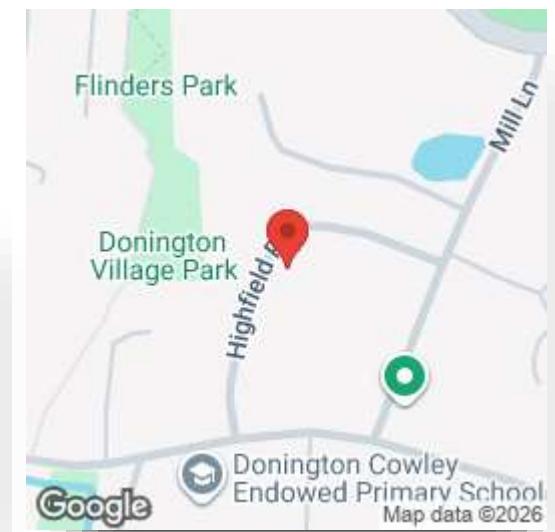
## Highfield Road, Donington Spalding

- TWO DOUBLE BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER VILLAGE
- LOUNGE & KITCHEN DINER
- EXTENDED FAMILY BATHROOM WITH MODERN SUITE
- OFF ROAD PARKING
- FRONT LAWN & FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£210,000**



view this property online [williamhbrown.co.uk/Property/SDG112471](http://williamhbrown.co.uk/Property/SDG112471)

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.



Property Ref:  
SDG112471 - 0002

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.

Please note the marker reflects the postcode not the actual property

 william h brown



**01775 711711**



Spalding@williamhbrown.co.uk



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



**williamhbrown.co.uk**