

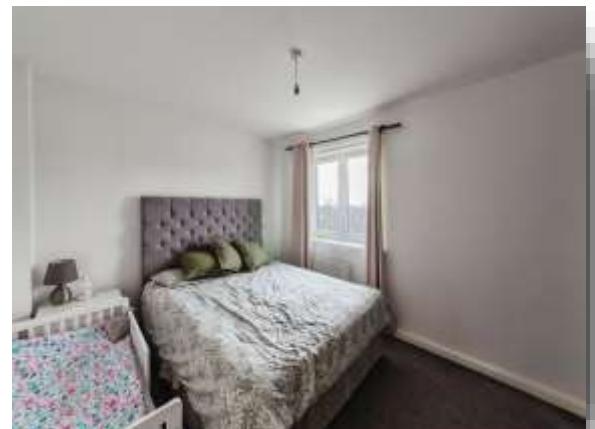


**Arnhem Way, Donington Spalding PE11 4YJ**

**welcome to**

## **Arnhem Way, Donington Spalding**

Two double bedroom semi-detached property, AVAILABLE AS A 25% SHARED OWNERSHIP. Lounge & kitchen. Family bathroom & DOWNSTAIRS WC. Block paved driveway & PARKING FOR TWO CARS. Fully enclosed rear garden with lawn and patio. IDEAL FOR FIRST TIME BUYERS



**Lounge**

17' 7" x 13' 7" ( 5.36m x 4.14m )

having stairs to first floor with cupboard beneath,  
laminate flooring and door to:

**Kitchen**

8' 10" x 13' 7" ( 2.69m x 4.14m )

having a range of wall and base units, work surfaces  
and a single bowl stainless steel sink. Integrated  
electric oven, four ring gas hob and stainless steel  
extractor. Wall mounted gas boiler, door to rear  
garden and door to:

**Wc**

4' 8" x 3' 6" ( 1.42m x 1.07m )

comprising two piece suite of WC and pedestal sink.  
Extractor

**Landing**

loft access

**Bedroom 1**

10' 2" x 13' 7" ( 3.10m x 4.14m )

**Bedroom 2**

9' 5" x 13' 7" max ( 2.87m x 4.14m max )

built-in storage cupboard

**Bathroom**

6' 8" x 5' 8" ( 2.03m x 1.73m )

comprising three piece suite of WC, pedestal sink  
and bath with thermostatic shower. Extractor

**Outside**

to the front of the property there is a block paved  
driveway providing off road parking for two cars. The  
rear garden is fully enclosed by timber fencing with a  
small lawn and patio seating area. Within the garden  
there is a timber garden shed



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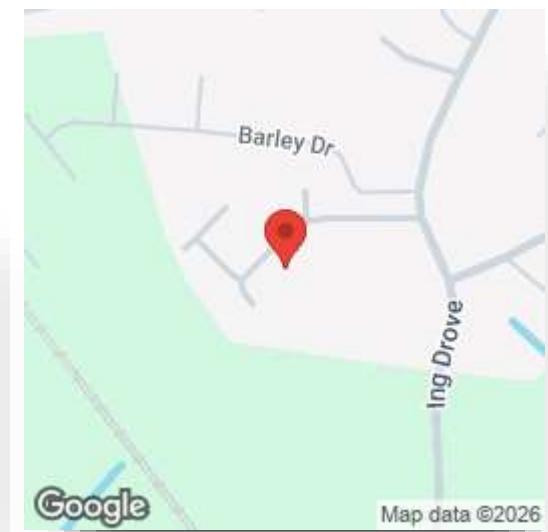
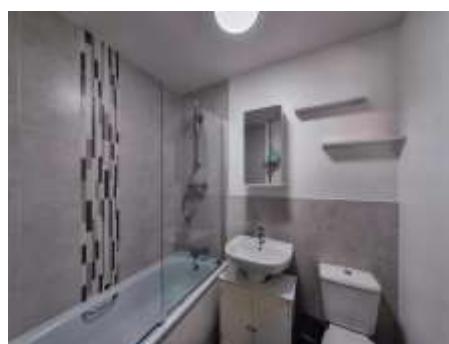
- MODERN TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY
- AVAILABLE AS 25% SHARED OWNERSHIP
- LOUNGE & KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING FOR TWO CARS & FULLY ENCLOSED REAR GARDEN

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 357.64

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SDG112973 - 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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