



14 Market Place

Donington | Spalding | Lincolnshire | PE11 4ST

FINE & COUNTRY

KEY FEATURES

- Grade II Listed Georgian Townhouse, Situated in the Centre of the South Lincolnshire Village of Donington
- Reception Room, Dining Room, Kitchen / Breakfast Room, Utility Room, Downstairs WC and a Cellar
- Three First Floor Bedrooms (One with Access to the Loft That is Used as Dressing Room) and a Bathroom
- Summer House and a Two Storey Barn Offering Potential for Annex (Subject To Necessary Consents)
- Low Maintenance, Fully Enclosed Rear Garden with Decking Area and a Pergola
- Gravelled Off-Road Parking to the Rear of the Property, Suitable for a Number of Cars
- Total Accommodation of the Main House Including Cellar Extends to 1402 Sq. Ft
- Total Floor Area of the Two Storey Barn in Approximately 494 Sq.Ft.



A charming, listed Georgian house proudly stands a head above the rest – its adjoining neighbours - in the centre of the historic village of Donington around 10 miles north of the attractive market town of Spalding in the Lincolnshire Fens. The well-presented, 3 bedroom property has finely proportioned rooms with extremely high ceilings and retains a number of original features. It also benefits from a two storey barn at the end of the rear garden, ready to use as a home office, for example, and a summerhouse becomes an extra reception room outside, even during winter with its log-burning stove.

A back gate in the garden wall leads to a large, enclosed, gravelled area with a timber shed, all part of the property where the space will comfortably take between 5 and 6 parked cars. Access from the street is under an arch adjoining the neighbouring art shop and through electrically operated, solid, timber, double gates so the area is very secure.

The façade of the house is rather special and the reason for its historic listing. Built in the late 18th century and 'with minor mid-19th century alterations', it particularly cites the '19th century pilastered doorcase' surrounding the front door with its 'Gothic decoration' and it mentions the 'serpentine stucco lintels with keyblocks' over the sash windows. On stepping through this fine entrance, you stand in a carpeted hallway with the stairs ascending on the right, flanked by doors into the two front reception rooms and another door beyond the stairs, into the kitchen.

The stylish fitted kitchen is a recent replacement and a tour de force. Navy cabinetry with pale grey worktops are perfectly complemented by William Morris 'Arbutus' wallpaper stretching up to the lofty ceiling. A range-style cooker with a gas hob nestles in between units and space is for other appliances. The sink has its own bay with views over the garden and the pretty glass panelled door into the conservatory is thought to be the original back door to the outside. The conservatory which functions as a utility area incorporates a downstairs WC. Another door from the kitchen leads to a cellar which is, in fact, open to the dining area and a very useful storage space.

Intriguingly, the dining space leads from the sitting room through a wide opening surrounded by elegant Georgian architrave, and up steps to accommodate the cellar below. Little written evidence of the property's history is available but snippets of information have been given from long-time local residents which can be related if interested. The fireplace contains a grate for a working open fire but the owners have never used it as the central heating is so efficient!

Upstairs are three double bedrooms and the family bathroom. The master contains an original fireplace and has a wall of built-in wardrobes. The second bedroom has a large shower in a recess in one corner next to a modern spiral staircase which leads up to a dressing room, but could offer other uses, perhaps a children's den. From here, there are two low doors giving access into a loft space for storage.

Outside, the partially walled, partially fenced rear garden is fully enclosed and divided into different areas of decking, artificial lawn for ease of maintenance, paving over which stands a pergola, and gravel. The large summerhouse with its log-burner is near the back of the house and the refurbished, two storey barn stands at the far end.

The attractive village of Donington, lying about 10 miles north of Spalding and 11 miles southwest of Boston, is famous as the birthplace and home of Captain Matthew Flinders who circumnavigated and chartered Western Australia at the beginning of the 19th century. The area benefits highly sought-after schools with a good primary and secondary in the village - the Donington Cowley Endowed Primary and the Thomas Cowley High School, both rated Good by Ofsted. Also in catchment, in Spalding, are grammar schools: the High (for girls) rated Outstanding by Ofsted and the Grammar (for boys) rated Good, and Ayscoughfee Hall School, an excellent prep school in the independent sector. Co-ed Bourne Grammar is also rated Outstanding and is about 25 minutes southwest.

The village is well served with shops and services and is close to the A52 giving easy access to the A17 for the North and East, the A16 to Peterborough and the South as well as to Grantham with Nottingham beyond, in the West.







Seller Insight

"It's a house with a lot of history although we don't know a huge amount ourselves. The listing is all because of the façade. Donington itself is a village with much history made famous by two people in particular, Thomas Cowley who established the school in 1719 and Matthew Flinders, the explorer and discoverer of Australia at the end of the 18th century. The whole area is littered with beautiful old buildings and, apparently, there were nine or ten pubs at one time, but we are now down to one!"

"We haven't changed anything structural in the house but we recently replaced the old kitchen for the current one with its dark units and the William Morris wallpaper. We've also completely redecorated in pale neutral tones to give a light and airy feel."

"The bathroom has a Jacuzzi corner bath although we tend to just use the shower over it. The strange jutting out tiled section in the bathroom is actually a blocked-off cupboard that used to belong to the next door neighbour! If someone wanted to reconfigure this space, it would I am sure have room to fit a separate shower."

"The cellar is a frequently used, very handy storage space, really an extension of the kitchen. It's the same size as the dining room under which it sits, and is dry, and completely enclosed, so draught proof, except the steps are open to the back of the dining room, which makes an unusual feature."

"The barn has made a fantastic work space for me especially since we refurbished it. We stripped off plasterboard and exposed the brick, painting the downstairs with breathable masonry paint. It has been completely rewired, we fitted an electric, contemporary log-effect fire on the ground floor, and we put in very deep French drains around the building so it is now a clean, dry, warm and healthy place. We have also employed an architect to help apply for pre-planning to convert the barn into a self-contained annex which may be of interest to someone."

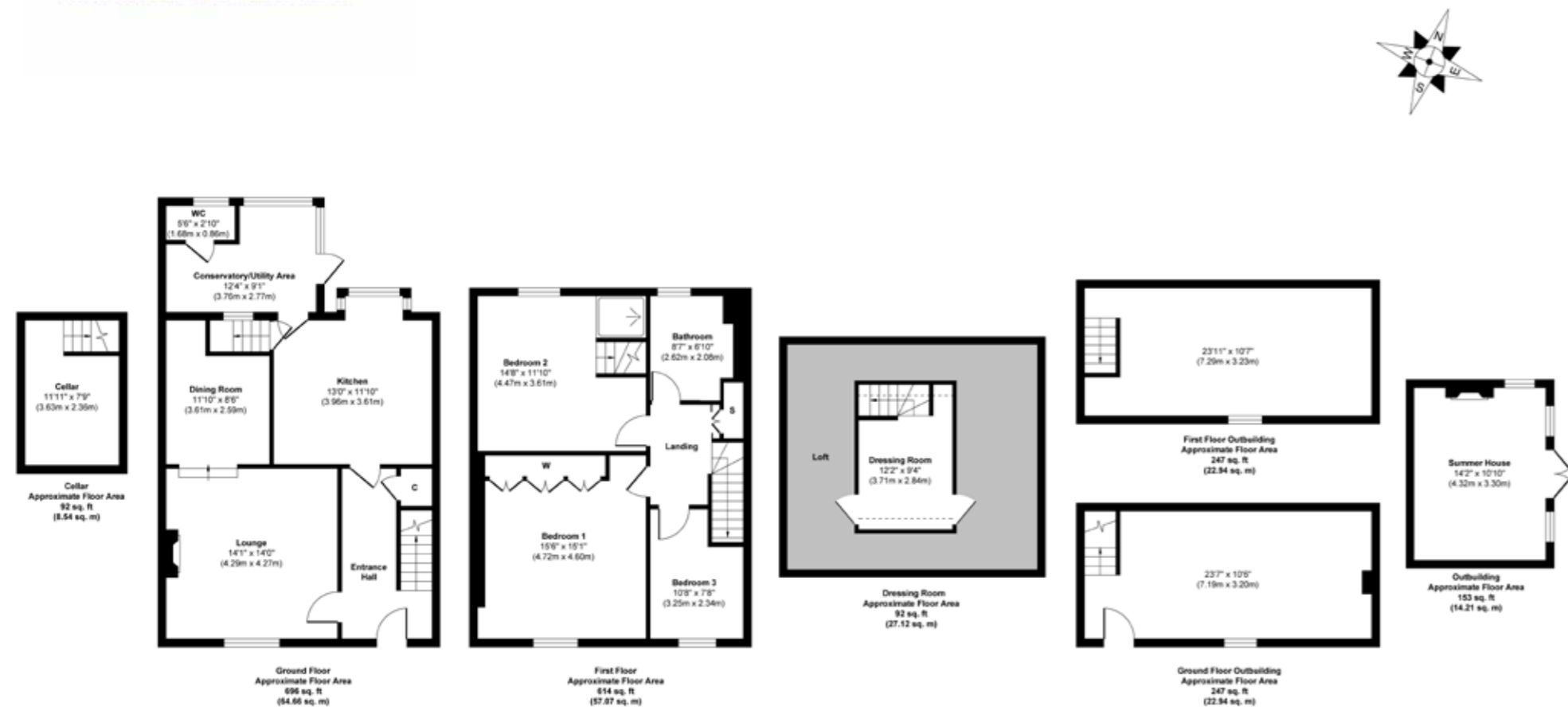
"Donington is a busy community with its two schools, a Co-op and a Budgen's which has a post office and a 'Cook' section for high quality frozen meals. Another Co-op was recently built by the A52 which picks up passing trade, and all the stores seem to be thriving. There's a very good butcher, a sandwich shop and café, an art shop (next door), two hairdressers' (one next door), a barbers', an opticians', a hardware store, a vintage shop and a library, with medical practices in two nearby neighbouring villages."







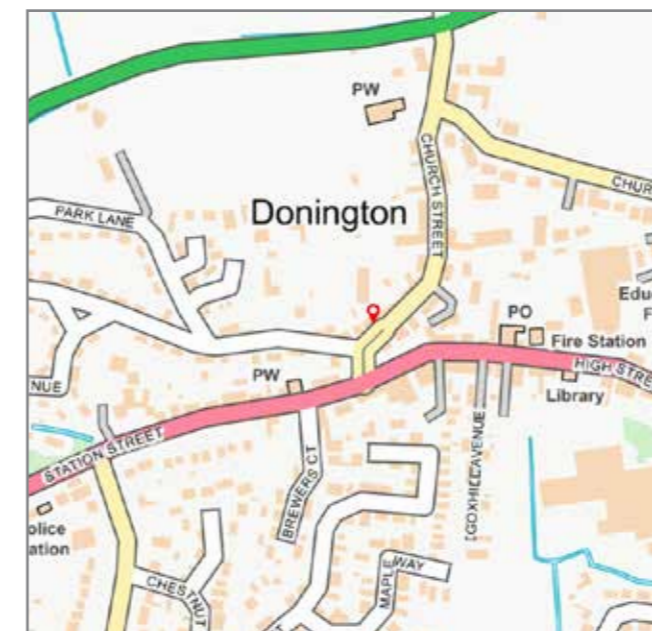
The property is a Listed Building and therefore does not require an Energy Performance Certificate



Approx. Gross Internal Floor Area 1402 sq. ft / 130.25 sq. m (Including Cellar)
Approx. Gross Internal Floor Area 1310 sq. ft / 121.73 sq. m (Excluding Cellar)
Approx. Gross Internal Floor Area 2049 sq. ft / 190.36 sq. m (Including Cellar & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Local Authority: South Holland District Council

Council Tax Band: B

Services: Mains Electricity, Water, Drainage and Gas Central Heating

Tenure: Freehold

Disclaimer:

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Agents notes:

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LOCATION



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THE FINE & COUNTRY
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