



## **105 Towndam Lane, Donington, PE11 4TR**

**£295,000**

Offered to market with no onward chain is this spacious four bedroom home situated in the popular Village of Donington. Internally comprising entrance hall with cloakroom, lounge, dining room and kitchen with utility room. To the first floor there are four generous bedrooms, ensuite and family bathroom. Externally there is a driveway providing off road parking and leading to double garage. Side gated access leads to the enclosed rear garden. Contact Ark for more information.

**Entrance Hall 14'11" x 2'6" (4.56m x 0.77m)**



Glazed entrance door, coving to textured ceiling, radiator, stairs to first floor, doors to W.C, lounge and kitchen.

**Lounge 11'3" x 16'6" (3.44m x 5.03m)**



PVCu double glazed box bay window to front, coving to textured ceiling, two radiators, double doors opening to dining room.



**W.C 3'3" x 9'1" (1.01m x 2.79m)**



PVCu double glazed window to front, coving to textured ceiling, radiator. Fitted close coupled toilet and pedestal wash hand basin.



**Dining Room 10'5" x 10'11" (3.20m x 3.34m)**



Sliding patio doors to rear, door to kitchen and double doors to lounge, coving to textured ceiling, radiator.



**Kitchen 10'5" x 10'0" (3.18m x 3.07m)**



PVCu double glazed window to rear, coving to textured ceiling, tiled flooring, under stairs storage cupboard. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashback, sink and drainer with mixer tap over, four ring gas hob with extractor hood over and integrated oven and grill under. Space for fridge freezer. Door to utility room and door to dining room.



**Utility Room 10'5" x 4'10" (3.18m x 1.48m)**



PVCu double glazed door and sidelight to rear, coving to textured ceiling, radiator. Fitted base and full height units with worktop space and tiled splashback. Stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine and dishwasher. Door to garage.



**Landing 9'8" x 5'5" (2.96m x 1.67m)**



With loft access and doors to bedrooms one through to four, airing cupboard.

**Bedroom One 15'8" x 14'11" max (4.80m x 4.55m max)**



PVCu double glazed box bay window to front, textured ceiling, radiator. Door to ensuite.



**Ensuite Bathroom 8'3" x 6'7" (2.52m x 2.02m)**



PVCu double glazed window to front, vinyl flooring, radiator. Fitted three piece suite comprising panel bath with chrome taps over, electric shower and glass shower screen, close coupled toilet and vanity unit with inset sink and chrome mixer tap. Wall mounted courtesy light and shaver point.

**Bedroom Two 11'8" x 11'5" (3.56m x 3.48m)**



PVCu double glazed window to rear, radiator.

**Bedroom Three 12'11" x 8'5" (3.94m x 2.59m)**



PVCu double glazed window to front, radiator.

**Bedroom Four 13'10" x 7'6" (4.23m x 2.30m)**



PVCu double glazed window to rear, radiator.



**Bathroom 5'4" x 7'1" (1.64m x 2.16m)**



PVCu double glazed window to rear, vinyl flooring, wall mounted chrome heated towel rail. Fitted with a three piece suite comprising panel bath with chrome mixer tap over, electric shower and folding glass shower screen, pedestal wash hand basin with chrome taps over and close coupled toilet.



**Double Garage 18'10" x 16'9" (5.75m x 5.13m)**



Twin up and over doors, power and light connected, storage cupboard.



### Outside



The property can be accessed off Town Dam Lane and benefits from double width concrete driveway leading to the double garage. There is a low maintenance front garden laid to lawn surrounded

by hedging.

Side gated access leads to the rear garden which is mainly laid to lawn and enclosed by timber fencing with block paved seating area. There is an outside tap and timber garden room.



### Additional Information

**TENURE:** Freehold with vacant possession on completion.

**EPC RATING:** D

**COUNCIL TAX BAND:** C

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Local Amenities** - Situated 8 miles north of the historic market town of Spalding on the A152, is bypassed by the A52 and is situated between A16 and A17 and only 10.3 miles south-west of the market town of Boston. Donington village has primary and secondary schooling, multiple convenience stores, a pub/restaurant, butchers, library, opticians, parks and public green areas families can enjoy themselves. It has good bus services to Spalding and Boston.

**Hospitals Nearby:** 8.9 miles from Johnson Community Hospital in Spalding, 11.9 miles from Pilgrim Hospital in Boston, 28.9 miles from Peterborough City Hospital

**Doctors Surgery Nearby:** 3.6 miles from Gosberton Medical Centre in Gosberton, 3.7 miles from Swineshead Surgery in Swineshead, 5.8 miles from Sutterton Surgery in Sutterton, 10.6 miles to Munro Medical Centre in Spalding

**Dentists Surgery Nearby:** 3.6 miles from Fenhouse Dental Practise in Gosberton, 10.1 miles from Winsover Dental Care in Spalding, 10.2 miles from Spalding Dental Surgery in Spalding, 10.5 miles Boston Dental Clinic in Boston, 11.7 miles from Smile Orthodontics in Spalding, 11.7 miles Fenhouse Dental Practice in Spalding

**Shopping Centres Nearby:** 10.2 miles from Springfields Outlet Shopping & Garden Centre in Spalding, 11.3 miles from Baytree Garden Centre, 27.9 miles from Queensgate Shopping Centre in Peterborough, 32.5 miles from Serpentine Green in Peterborough, 56.6 miles from Rushden Lakes Shopping Centre

**Supermarkets/Convenience Stores Nearby:** Lincolnshire Co Operative in Donington, Budgens in Donington, 9.6 miles from Morrisons in Pinchbeck, 10 miles from Sainsburys in Spalding, 10.1 miles from Lidl in Spalding, 10.1 miles from Aldi in Spalding, 10.3 miles from Asda in Boston, 10.8 miles from B&M in Spalding

**Train/Bus Stations Nearby:** 9.9 miles from Spalding Train Station, 9.9 miles from Spalding Bus Station, 10.4 miles from Boston Train Station, 10.5 miles away from Boston Bus Station, 28.2 miles from Peterborough Train Station, 28.2 miles from Peterborough Bus Station

**Leisure Clubs Nearby:** 7.7 miles from Kirton Leisure Centre, 9 miles from Princess Royal Sports Arena in Boston 10.6 miles from Castle Sports Centre and Swimming Pool in Spalding,

**Theatres Nearby:** 10.5 miles from Savoy Cinema in Boston, 10.9 miles from South Holland Centre in Spalding, 28.7 miles from Showcase Cinema in Peterborough, 29.7 miles from The Light Cinema in Wisbech

**Beaches Nearby:** 32.2 miles from Skegness Beach, 49.4 miles from Hunstanton Beach, 63 miles to Wells Next To The Sea Beach

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor

services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

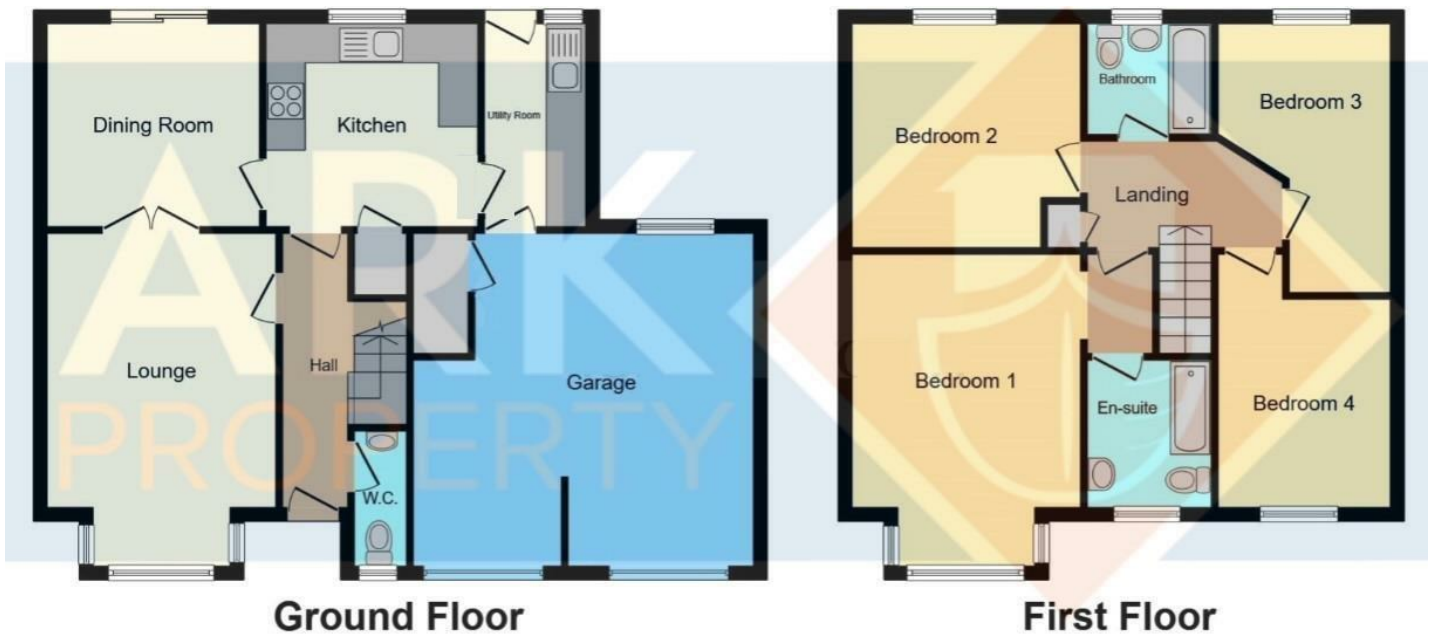
### **Property Postcode**

For location purposes the postcode of this property is: PE11 4TR.

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

## Floor Plan

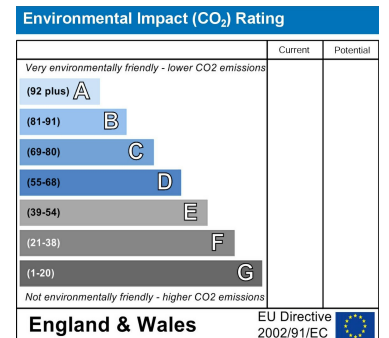
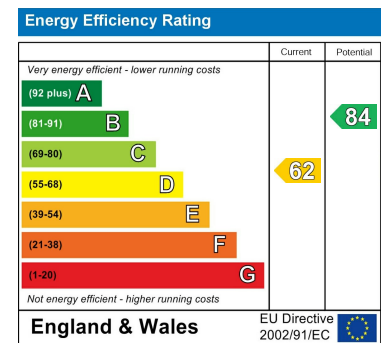


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Area Map



## Energy Efficiency Graph



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