



1 Quadring Road, Donington, PE11 4TB

£240,000

Welcome to this charming property located on Quadring Road in the picturesque village of Donington, Spalding. This delightful cottage boasts 2 reception rooms, 3 cosy bedrooms, and a family bathroom.

As you step inside, you'll be greeted by the character features that make this cottage truly special. The village location offers a peaceful and idyllic setting, perfect for those looking to enjoy the charm of village life. One of the highlights of this property is the feature beams that add a touch of rustic charm to the interior. The exposed brick fireplace creates a warm and inviting atmosphere, ideal for cosy evenings by the fire. Outside, the pretty country cottage style garden provides a tranquil space to relax and unwind. Whether you're enjoying a morning coffee or hosting a summer barbecue, this garden is sure to be a favourite spot for all. Don't miss out on the opportunity to make this charming cottage your new home.

Entrance Hallway/Utility



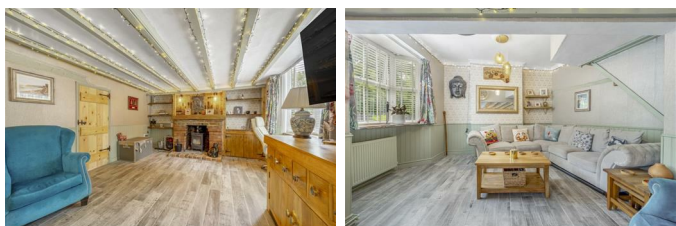
Enter through a double glazed door on the side. The room features tiled flooring, a spacious coat storage area with natural wooden shelves for shoes, and individually styled coat hooks all around. There is also plumbing for a washing machine.

Downstairs Cloakroom



Downstairs WC includes a storage cupboard housing the central heating boiler, spotlights, and tiled flooring. It also has natural wooden shelves, a wash hand basin, and a WC. A double-glazed window

Lounge Diner 11'10" x 23'5" (3.63m x 7.16m)



Double-glazed windows to the front and rear. A

large original feature brick fireplace with an oak mantle, tiled flooring, and feature beams. Storage cupboard, telephone and TV points.

Kitchen 15'10" x 11'3" (4.85m x 3.43m)



Double-glazed windows to the side and rear. The fitted kitchen comprises wall and base units with worksurfaces over, a customised toughened glass backsplash and a ceramic one-and-a-half bowl sink/drainer. An electric range cooker, space for a wine fridge and an American-style fridge, an integral dishwasher, and tiled flooring. Shelving runs around the kitchen.

Garden Room 10'11" x 10'9" (3.35m x 3.30m)



The garden room, also serving as a dining room, has tiled flooring and spotlights. A feature skylight roof enhances the natural light, and double-glazed patio doors open to the rear garden.

First Floor Landing



Stairs to first floor

Bedroom One 13'10" x 11'10" (4.22m x 3.61m)



A double-glazed window to the front aspect. Fitted wardrobes, carpeted flooring, a high ceiling, a radiator, and a TV point.

Bathroom



Double-glazed window to the rear. The bathroom

includes a three-piece suite with a bath and shower over, a wash hand basin, and a WC. Partly tiled walls

Bedroom Two 10'9" x 13'3" (3.28m x 4.04m)



Dual-aspect double-glazed windows for ample natural light. Carpeted flooring, spotlights, and a TV point.

Bedroom Three 10'11" x 9'3" (3.33m x 2.84m)



A double glazed window to the front. Carpeted flooring, a radiator, loft access, and a TV point.

Front Garden



The front garden is enclosed with metal fencing and a matching archway with a gate leading to the feature front door with a selection of shrubs and flowers.

Rear Garden



The enclosed rear garden features a lawn area, large railway sleeper raised garden planters with a selection of flowers and shrubs set around a gravel walkway. An outside tap, wooden gazebo with outdoor tiled flooring, and a garden shed.

Off Road Parking



Gravel area for bins, and an large driveway offering ample off-road parking for numerous vehicles.

Additional Information

PLEASE NOTE:

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

Property Postcode

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

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.

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.

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.

Verified Material Information

Tenure: FREEHOLD

Council tax band: B

Annual Charge: £1440.08 (Council Tax)

Property construction: Brick with Render

Electricity supply: Octopus

Solar Panels: N/A

Other electricity sources:

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas Central Heating

Heating features:

Broadband: As stated by Ofcom, Standard and Superfast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE and Three are Limited over Voice and Data. O2 is Likely over Voice but Limited over Data. Vodafone

is Limited over Voice but none of Data.

As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Driveway

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: very low risk of surface water flooding -
very low risk of flooding from rivers and the sea

Coastal erosion risk:

Japanese Knotweed: No

Planning permission: None

Accessibility and adaptations: None

Coalfield or mining area: None

Energy Performance rating: E

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

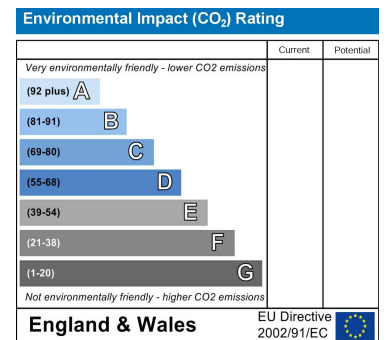
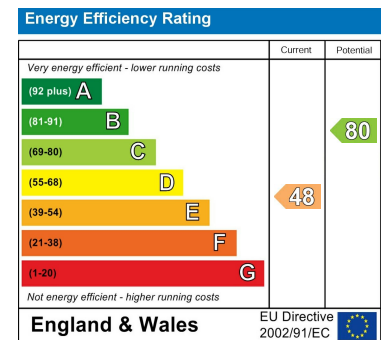
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

