



## **18 Canterbury Mews, Donington, PE11 4UL**

**£200,000**

Just turning 5 years old, this Ashwood is priced to sell! Well-presented in a fantastic location, this popular Ashwood design will make a lovely home for any buyer. Featuring three bedrooms, an en-suite, and a garage, it's likely to appeal to first-time buyers and anyone looking for a charming home. Don't miss out on this opportunity!

### Entrance Hallway

Entrance door to front aspect. Laminate flooring. Door to cloakroom and living room.

### Cloakroom



Toilet. Wash hand basin. Radiator. Laminate flooring. Extractor fan.

### Living Room 17'6" x 10'11" (5.34 x 3.34)



Upvc window to the front and side aspect. Carpeted. Radiator. Television point. Telephone point. Stairs to first floor landing.

### Kitchen Diner 10'3" x 14'10" (3.14 x 4.54 )



Upvc window to rear aspect and double doors opening to rear garden. Base and wall units with worksurface over. Stainless steel sink with drainer

and mixer tap over. Fitted electric oven and hob with stainless steel extractor over. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Wood effect laminate flooring. Radiator. Spot lighting.



### Landing



Carpeted.

**Bedroom 9'7" x 9'9" (2.94 x 2.98)**



Upvc window to rear elevation. Carpeted. Television point. Fitted wardrobe housing boiler.

**En-Suite**



Upvc window to rear elevation. Shower cubicle. Wash hand basin. Toilet. Heated towel rail. Wood effect laminate flooring. Extractor fan.

**Bedroom 9'8" x 7'11" (2.96 x 2.43)**



Upvc window to front elevation. Loft access. Radiator. Carpeted.

**Bedroom 6'7" x 8'3" (2.01 x 2.54)**



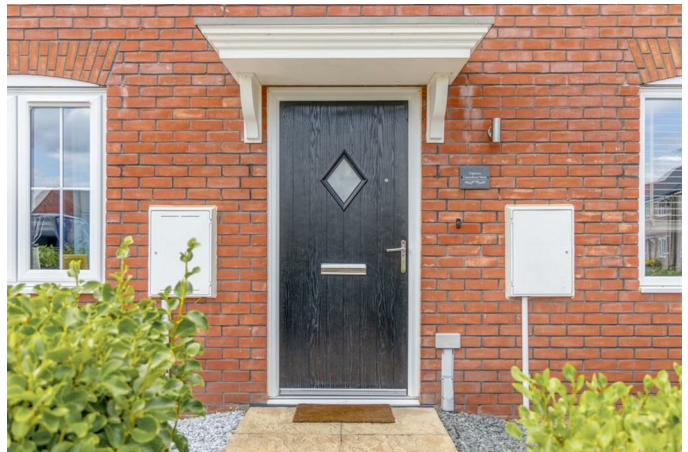
Upvc window to front elevation. Radiator. Carpeted.

**Bathroom 6'5" x 7'11" (1.96 x 2.43)**



Upvc window to side elevation. Wood effect laminate flooring. Part tiled splashback walls. Panelled bath with hand held shower attachment. Toilet. Wash hand basin. Heated towel rail.

**Front Drive**



The property has a low-maintenance garden with mature shrubs, a driveway providing off-road parking with vehicular access to the single garage, and gated access to the rear garden.

**Garage 18'4" x 10'4" (5.59 x 3.17)**

Up and over door to the front.



### Rear Garden



The enclosed rear garden features a large patio area ideal for seating and entertaining, along with a lawn and shrubbery.



### 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 4UL

### Verified Material Information

Tenure: Freehold

Council tax band: B

Management Company: Encore

Management Charge: £185.86 per year.

Property construction: Brick

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

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

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

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is all Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: None

Restrictions: None

Public right of way: Shared driveway with the neighbour

Flood risk: Very low risk of surface water flooding.

Low risk of flooding from rivers and the sea

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any relevant planning in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B

### 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.

### 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.

### 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

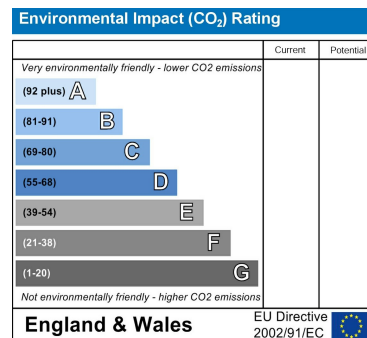
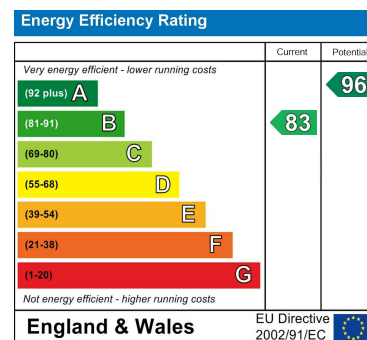


Total area: approx. 90.0 sq. metres (968.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

