



## **18 Park Lane, Donington, PE11 4UE**

**Offers In Excess Of £155,000**

- Two double bedrooms
- Located within walking distance of the centre
- Low maintenance rear garden
- Allocated parking
- Neutral decor
- NO CHAIN
- Modern open plan vibe
- Built circa 2018



### A Little Gem in the Heart of the Village

This charming home is a real find, just a short stroll from the village centre, where you'll find all the essential amenities close at hand. Lovingly maintained, it offers a warm and welcoming feel from the moment you step inside.

Whether you're looking to take your first step onto the property ladder or seeking a smart investment opportunity, this well kept property ticks all the boxes.

Don't miss out, book your viewing today!

### Lounge/Kitchen 11'3" x 12'9" (3.45m x 3.91m)



UPVC windows to front and rear. Open plan ground floor with lounge to the front and kitchen/dining area to the rear. With a selection of base and wall units with work top over and upstands. Integrated sink drainer unit. Integrated electric oven and gas hob with extractor over and splash back. Wall mounted Valliant Gas central heating boiler. Spotlights.



### Cloakroom



Toilet. Hand wash basin. Radiator.

### First Floor Landing



Doors to bedrooms and bathroom.

### Bedroom1 12'9" x 8'5" (3.91m x 2.59m)



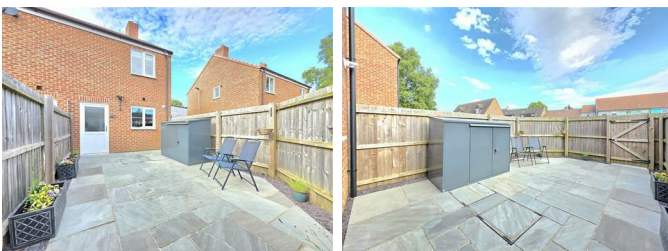
UPVC window to front. Radiator. Skimmed ceiling. Carpeted.

**Bedroom 2 12'9" x 6'11" (3.91m x 2.11m)**

UPVC window to front. Radiator. Skimmed ceiling. Carpeted.

**Bathroom**

UPVC window to side. Toilet. Wash hand basin. Panelled bath with part tiled walls. Chrome towel rail.

**Outside**

The property has an enclosed rear garden. One allocated space and visitor parking.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

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

**Verified Material Information**

Tenure: Freehold

Council tax band: A

Property construction: Brick built

Electricity supply: Mains

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

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

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

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

Parking: Allocated parking space.

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: B82

**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.

**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.

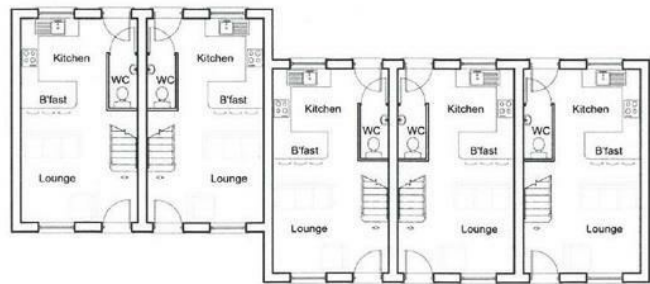
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

**Disclaimer**

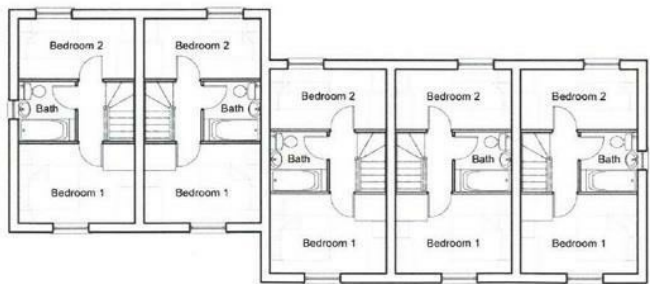
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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



Floor Plan



Ground Floor Plan

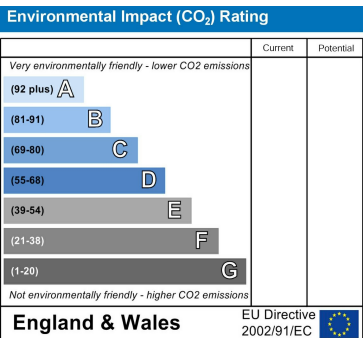
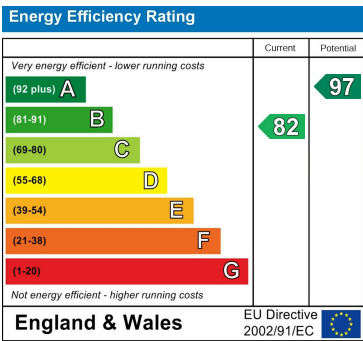


First Floor Plan

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <http://www.arkpropertycentre.co.uk>

