



6 Burgess Court, Donington, PE11 4FY

£279,000

- Nearly new two-bedroom bungalow built to a high standard
- Open-plan living area with vaulted ceiling for a spacious, airy feel
- Beautiful field views offering a peaceful rural outlook
- Detached garage providing secure parking or storage
- Located in the well-served village of Donington with excellent local amenities
- Modern design throughout, ideal for comfortable single-level living

Modern Two-Bedroom Bungalow with Field Views – Donington

Situated in the well-serviced village of Donington, this nearly new two-bedroom bungalow offers modern living in a peaceful rural setting. Thoughtfully designed and built to a high standard, the property features stylish open-plan living with a vaulted ceiling that enhances the sense of space and light. Enjoy uninterrupted field views and the benefit of a detached garage. A rare opportunity to acquire a quality home in a desirable village location with excellent local amenities.

Entrance Hall 4'3" x 13'6" (1.31m x 4.14m)



Composite door to side. Wood effect flooring.

Lounge 13'8" x 12'3" (4.18m x 3.74m)



Bifolding doors to garden. Vaulted ceiling. Wood effect flooring.



Kitchen Dining Room 12'4" x 11'9" (3.77m x 3.59m)



Matching wall and base units with work surfaces over. Built in eye level oven and microwave. Built in fridge/freezer. Four ring gas hob with extractor hood over. Composite sink unit with mixer tap over. Integrated dishwasher. Wood effect flooring.



Utility Room

Worktop with space and plumbing for washing machine and tumble dryer. Extractor fan. Wood effect flooring.

Bedroom 1 11'5" x 13'10" (into cupboard) (3.50m x 4.24m (into cupboard))



UPVC window to front. Wood effect flooring. Built in sliding mirrored door wardrobes.

Cloakroom

Toilet. Wood effect flooring. Extractor fan.

Bedroom 2 10'5" x 9'8" (3.18m x 2.95m)



UPVC window to front. Wood effect flooring.

Bathroom 6'9" x 5'6" (2.06m x 1.69m)



UPVC window to side. P shaped bath with shower extension over. Shower screen. Partially tiled walls. Heated towel rail. Extractor fan. Toilet. Wash hand basin set in vanity unit.

Outside



The rear garden is enclosed by timber fencing and laurel hedging with open field views. Patio area with pathway leading to the pedestrian door to the garage. Electric power plugs. Side gated access leading to driveway.



Garage 17'5" x 9'0" (5.32m x 2.75m)



Electric vehicular door to front. Power and light connected. Pedestrian door to side leading to the rear garden.



Property Postcode

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

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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Utility Warehouse

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Under floor 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: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

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.

Coastal erosion risk: No

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

Accessibility and adaptations: No

Coalfield or mining area: No

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

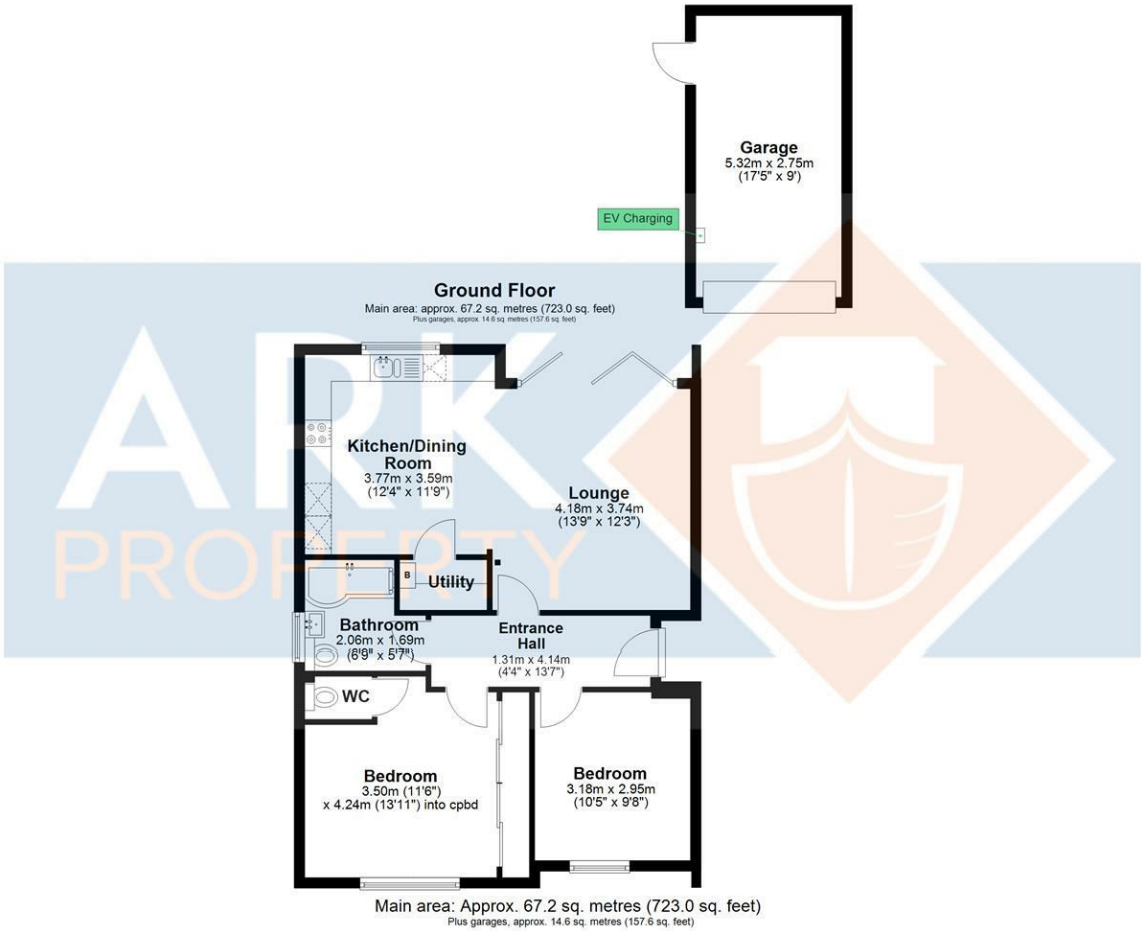
Disclaimer

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.



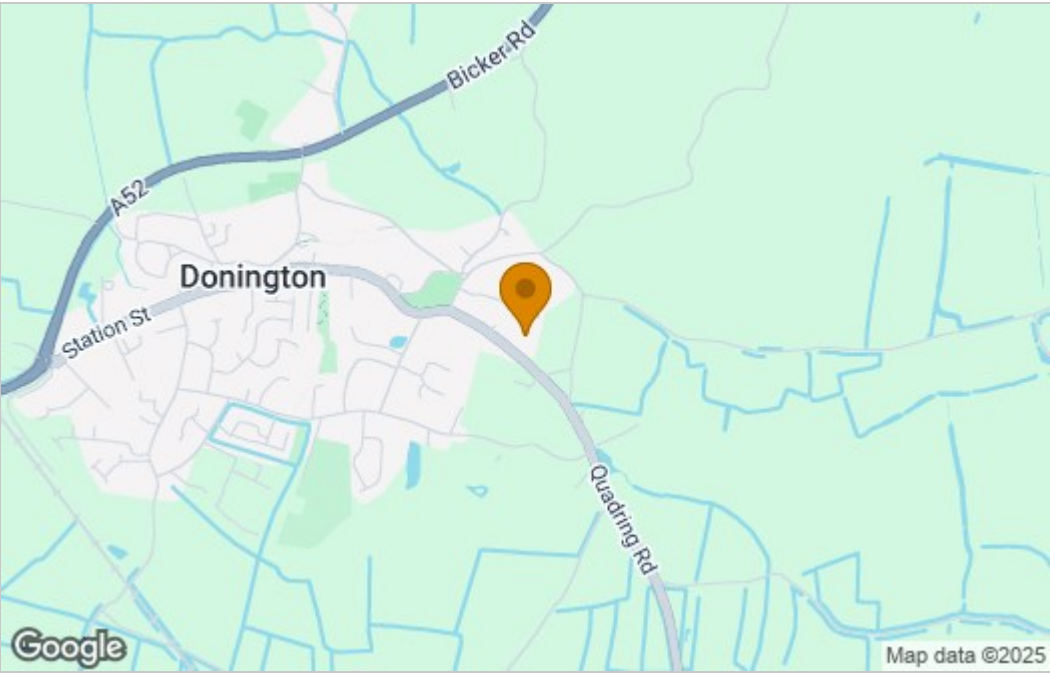


Floor Plan

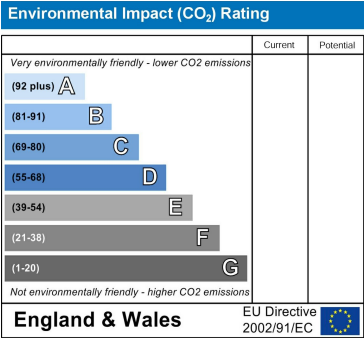
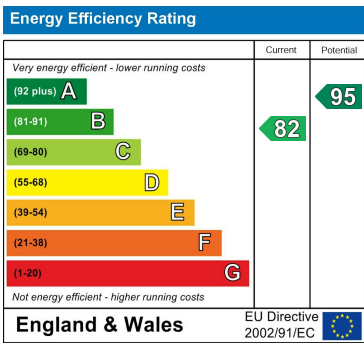


All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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

