

EST 1770



Longstaff^{COM}

SPALDING M & M RESIDENTIAL: 01775 766766 www.longstaff.com



104 Bicker Road, Donington PE11 4XR

£225,000 Freehold

- Detached House
- Lounge/Diner
- Conservatory
- Kitchen/Breakfast
- Utility Room & Cloakroom

Modern four double bedroom, two reception room DETACHED FAMILY HOME, with field views to the front and rear. The property is just a short drive to Donington's local amenities, including two local Co-Op's, Budgens, Donington's Secondary School, Fish & Chip Shops, Public House and two Take-Away's.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ENTRANCE PORCH :

UPVC double glazed window to the front and side, wooden door through to the entrance hall.

ENTRANCE HALL :

Stairs leading off to the first floor accommodation, understairs alcove, radiator, power points, telephone point.

LOUNGE/DINER :

6.22m x 3.56m (20'5" x 11'8") UPVC double glazed window to the front, radiator, power points, TV point, multi-fuel burner, wall lights, wooden French doors leading through to the conservatory,

CONSERVATORY :

5.61m x 2.90m (18'5" x 9'6") Brick and UPVC construction with UPVC double glazed French doors opening out to the rear garden, radiator, power points, hot/cold air-conditioning unit, wall lights, paddock and field views to the rear.



KITCHEN/BREAKFAST :

3.53m x 2.64m (11'7" x 8'8") Sealed double glazed window to the conservatory, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a free standing cooker, integrated microwave, integrated dishwasher, breakfast bar, radiator, power points, TV point.

UTILITY ROOM :

UPVC obscured double glazed window to the side, base and eye level units with a work surface over, space and plumbing for a washing machine, space and point for a fridge/freezer,

CLOAKROOM :

UPVC obscured double glazed window to the rear, W.C with a push button flush, wash hand basin with taps over, tiled splash backs, radiator,

LANDING :

UPVC double glazed window to the front with field views, radiator, power points, loft hatch.

FOUR PIECE BATHROOM SUITE :

UPVC obscured double glazed window to the rear, panelled bath with a mixer tap over and a mixer handheld shower over, vanity washbasin with a mixer tap over, W.C with a push button flush all with storage cupboards beneath and a work surface over, fully tiled shower cubicle with an electric mixer shower over, wall mounted heated towel rail, extractor fan, tiled floor.

BEDROOM ONE :

3.56m x 3.43m (11'8" x 11'3") UPVC double glazed window to the front, radiator, power points, field views to the front aspect.

BEDROOM TWO :

3.48m x 3.07m (11'5" x 10'1") UPVC double glazed window to the front, radiator, power points, field views to the front aspect.

BEDROOM THREE :

3.53m x 2.74m (11'7" x 9'0") UPVC double glazed window to the rear overlooking the paddock and fields, radiator, power points.

BEDROOM FOUR :

3.18m x 2.18m (10'5" x 7'2") UPVC double glazed window to the rear overlooking the paddock and fields, radiator, power points.

EXTERIOR :

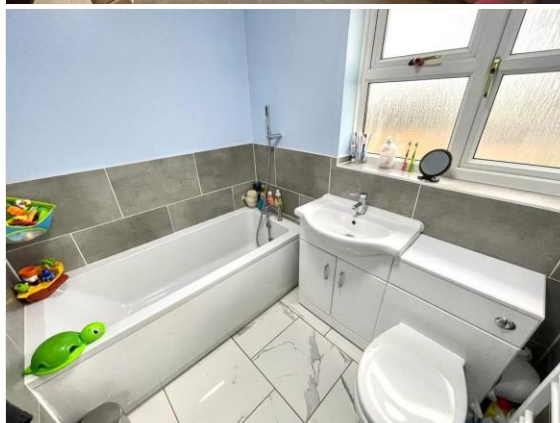
The front of the property is enclosed by 6ft panel fencing which then opens up to the gravelled off-road parking and in turn leads to the integral single garage, with storage to the side. The rear garden is enclosed by panel fencing, is predominately laid to lawn with a metal shed, a patio seating area and paddock/field views to the rear.

INTEGRAL SINGLE GARAGE :

Metal up and over door, UPVC obscured double glazed window to the side, wall mounted Worcester Bosch combi-boiler, fuse box, power points.

DIRECTIONS :

From our office head north to the A16. At Surfleet, turn left to Gosberton/Donington (A152). Continue along the A152 into the village of Gosberton, upon entering the 30 mph speed zone take the left turning sign posted for Donington, Bourne and Grantham to stay on the A152. Proceed along the A152 through the villages of Gosberton and Quadring, continuing along the A152 to the village of Donington, through the centre of Donington taking the right hand turn to Market Place continuing onto Church Street, turning right at the junction onto the A52 to Bicker Road, where the property can be found on the left hand side.



TENURE Freehold

SERVICES Mains Electric, water and drainage. Oil Central Heating

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: M & M

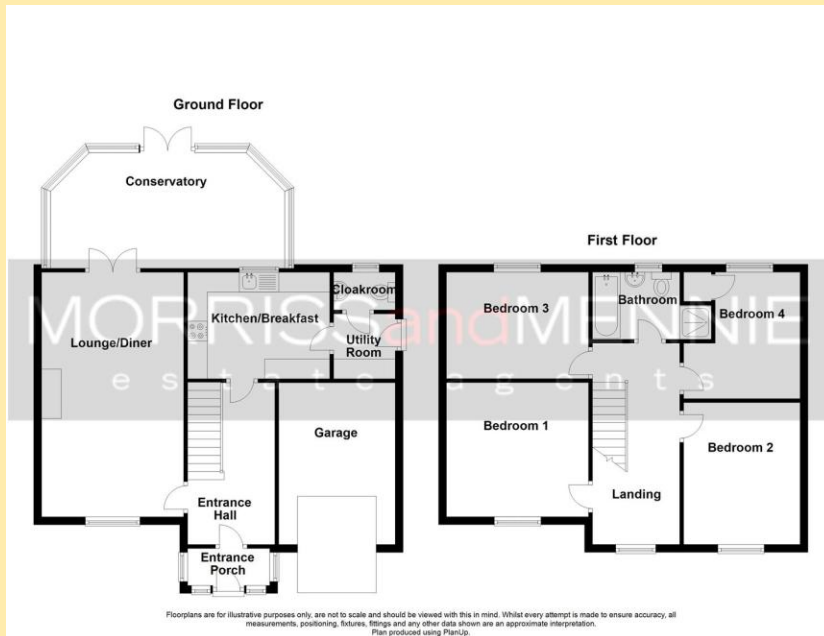
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: traceywade@longstaff.com
www.longstaff.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		