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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 Church Street, Donington PE11 4UA

£385,000 Freehold

- Fully Refurbished to a High Standard
- Spacious 4 Bedroomed Accommodation
- Central Location
- Studio and Workshop
- Gas Central Heating

Character detached, 4 bedroom property situated in a central village location. Offering great potential with a detached studio and a good sized workshop. The property itself has entrance hall, kitchen diner, 2 reception rooms, snug and utility to the ground floor; 4 bedrooms and bathroom to the first floor. Off road parking and low maintenance rear garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Composite obscured double-glazed door with UPVC obscured panel above leading into:

ENTRANCE HALLWAY

3' 4" x 13' 5" (1.02m x 4.09m)

Skimmed ceiling, inset LED lighting, quarry tiled flooring, fitted cupboard housing electric consumer unit board, ornate solid oak window looking into Lounge, solid door with obscured glazed panels into:



KITCHEN/DINER

13' 7" x 14' 7" (4.15m x 4.47m) into bay. UPVC sash double glazed bay window to the front elevation, skimmed ceiling, inset LED lighting, oak beams, inglenook brick fireplace, fitted Leisure Range style cooker with 7 ring gas hob, 1 fan assisted electric oven and 1 standard oven and grill, fitted with a wide range of base, eye level and drawer units (soft closing), work surfaces over, tiled splashbacks, inset sink with mixer tap, integrated Kenwood dishwasher, integrated Beko fridge, pull out bins, wall dresser with shelving, tiled flooring, built-in window seat with storage below, USB points, TV point.

From the Entrance Hallway a solid door leading into:

LOUNGE

12' 7" x 12' 11" (3.86m x 3.96m) UPVC double glazed sash window to the front elevation, UPVC double glazed window to the side elevation, quarry tiled flooring, radiator, TV point, built-in shelving, beamed ceiling, centre light point, 2 spotlight fittings.

RECEPTION ROOM 2

11' 2" x 18' 1" (3.41m x 5.53m) UPVC double glazed sash window to the side elevation, opening into Lounge, beamed ceiling, 2 centre light points, radiator, inset brick fireplace with wooden mantle with tiled hearth and fitted multi fuel burner, staircase rising to first floor, further opening into Snug.

door into:

LOBBY

2' 11" x 8' 1" (0.91m x 2.47m) Understairs storage area, quarry tiled flooring, fitted shelving, BT point, skimmed ceiling, centre spotlight fitting, coat rail, Solex power for the solar panels.

From the Kitchen Diner a solid door leads into:

UTILITY ROOM

8' 2" x 11' 0" (2.5m x 3.37m) Quarry tiled flooring, skimmed ceiling, inset LED lighting, fitted towel rail, fitted with a range of base, eye level and drawer units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge/freezer, fitted shelving.

From Reception Room 2 steps down into:

SNUG/SUN ROOM

8' 8" x 14' 6" (2.66m x 4.42m) Glazed window to the rear and side elevations, centre strip light, double radiator, access to loft space, part glazed door to the rear elevation leading into:

ENTRANCE PORCH

3' 6" x 11' 6" (1.09m x 3.51m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, plumbing and space for washing machine, power points.



From Reception Room 2 the staircase rises to:

FIRST FLOOR LANDING

Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, smoke alarm, access to partly boarded loft space with pull down ladder and lighting, bookcase with shelving, door into:

MASTER BEDROOM

12' 11" x 12' 9" (3.95m x 3.91m) UPVC double glazed sash window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, 2 walk-in wardrobes (both having a single radiator and lighting), built-in dressing table with shelving, USB points, 2 TV points.

BEDROOM 2

11' 8" x 13' 1" (3.57m x 3.99m) UPVC double glazed sash window to the front elevation, skimmed ceiling, centre light point, TV point, double radiator, USB point.

BEDROOM 3

11' 3" x 14' 6" (3.43m x 4.42m) Skimmed ceiling, centre light point, radiator, UPVC double glazed sash window to the rear elevation.

BEDROOM 4

6' 1" x 9' 5" (1.86m x 2.89m) UPVC double glazed sash window to the front elevation, skimmed ceiling, centre light point, radiator.

FAMILY BATHROOM

8' 4" x 11' 8" (2.56m x 3.58m) UPVC part obscured double glazed window to the rear elevation, coved ceiling, centre spotlight fitment, extractor fan, double radiator, fitted storage cupboard with shelving and housing combination boiler, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and medicine cabinet over, cast iron bath with taps and Triton shower over, curtain and rail.

EXTERIOR

Gravelled driveway providing off-road parking, fenced boundaries and access to Workshop.

WOODEN ENCLOSURE

For storage and steps down into:

BASEMENT

8' 5" x 11' 8" (2.59m x 3.57m) Power point, pump.





REAR GARDEN

Laid to gravel with raised decking, lighting, cold water tap. Block paved area with gated access leading into further extensive patio area, raised shrub borders, wooden side access gate, covered wood store, wooden shed, water butt.

STUDIO

Brick construction with 2 UPVC double glazed windows to the side elevation, obscured UPVC double glazed door to the side elevation.

RECEPTION ROOM/LIVING SPACE

9' 9" x 14' 5" (2.98m x 4.40m) Vaulted ceiling, mezzanine area, shelving, skimmed ceiling, 2 centre light points, separate electric consumer unit board, air conditioning unit (hot and cold air), tiled floor, wooden staircase to mezzanine, door into:

BATHROOM

4' 10" x 4' 0" (1.49m x 1.23m) UPVC double glazed window to the front elevation, fully tiled walls, tiled floor, extractor fan, towel rail, fitted with a low level WC, built-in sink with mixer tap and medicine cabinet over, bath with mixer tap and further shower attachment tap.

KITCHENETTE

3' 5" x 5' 4" (1.06m x 1.65m) UPVC double glazed window to the side elevation, skimmed ceiling, centre spotlight fitment, extractor fan, radiator, sink with mixer tap fitted into unit, tiled splashbacks, solid wooden unit, fitted Logic gas propane boiler.

WORKSHOP

27' 1" x 21' 0" (8.27m x 6.42m) 2 double wooden doors, separate electric consumer unit board, power points, 3 work benches, strip lighting, double radiator.

DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road continue for 4 miles to the Surfleet roundabout taking the first exit and then continue to the next roundabout taking the second exit and proceeding to the village of Gosberton. Turn left, travel through the village, on through Quadring and into Donington after passing the market place turn immediately right into Church Street.





FLOOR PLAN



TENURE Freehold

SERVICES Mains water, electricity and drainage.
Gas 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

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Ref: S11685 (26 February)

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		