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## 'The Maltings', 1 Malting Lane, Donington PE11 4XA

**£395,000 Freehold**

- Detached 4 Bedroom Property
- Multiple Gated Off-Road Parking, Space for Caravan
- Integral Garage
- South and West Facing Rear Garden
- Close to Amenities

Deceptively spacious 4 bedroom family home in convenient central village location with electric gated in and out driveway, multiple parking, integral garage and generous sized established gardens. Large L shaped lounge, breakfast kitchen, garden room and shower room to the ground floor; 4 bedrooms and bathroom to the first floor. Well appointed throughout - close to local amenities.

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

**ACCOMMODATION**

Part obscured glazed UPVC front entrance door to:

**ENTRANCE PORCH**

7' x 5' 4" (2.13m x 1.63m) maximum Coved cornice, ceiling light, obscure glazed multi pane double doors opening into:

**L SHAPED LOUNGE DINER****LOUNGE AREA**

21' 4" x 12' 2" (6.5m x 3.71m) Fitted carpet, Georgian style UPVC window to the front elevation, 2 radiators, 2 wall lights, fireplace with open grate and raised hearth, open tread staircase off. Multi pane glazed double doors opening into:

**DINING AREA**

16' x 10' (4.88m x 3.05m) Ceiling light, radiator.





### **GARDEN ROOM**

12' 8" x 9' 3" (3.86m x 2.82m) Brick construction with pair of glazed UPVC French doors to the side and rear elevations, further UPVC windows, radiator, recessed ceiling lights.

Also from the rear part of the Lounge a part obscure glazed door opens into:

### **BREAKFAST KITCHEN**

15' 10" x 11' 8" (4.83m x 3.56m) Range of traditional units comprising base cupboards and drawers beneath the granite worktops with space for Range style cooker beneath the concealed cooker hood, intermediate wall tiling, matching eye level wall cupboards, glazed display cabinet, Belfast sink with mono block mixer tap, integrated dishwasher, further range of base cupboards, eye level wall cupboards, tiled splashback, UPVC window to the rear elevation, water softener, recessed ceiling lights, coved cornice, stone floor, part glazed door to:

### **INNER LOBBY**

8' 4" x 4' 8" (2.54m x 1.42m) Radiator, personnel door into Garage, door to:

### **CLOAKS/SHOWER ROOM**

10' x 7' 11" (3.05m x 2.41m) maximum Floor to ceiling fitted cupboard, kneehole style dressing table, recessed ceiling lights, central arch, large corner shower enclosure with fitted shower, low level WC with concealed cistern and push button flush, wash hand basin with mixer tap, fitted base unit, tiled floor, half tiled walls, vertical radiator/towel rail, wall mounted medicine cabinet with glazed doors.

### **BACK LOBBY**

7' 11" x 4' 6" (2.41m x 1.37m) Half glazed UPVC external entrance door to the front elevation, door to:

### **UTILITY ROOM**

10' 2" x 7' 4" (3.1m x 2.24m) Single drainer stainless steel sink unit, fitted cupboards beneath, plumbing and space for washing machine, tumble dryer and further appliance space, partial wall tiling, fitted eye level wall cupboards, radiator, half obscure glazed rear entrance door, shelved provision cupboard.

From the corner of the Lounge the carpeted open tread staircase rises to:

### **FIRST FLOOR LANDING**

19' 2" x 3' (5.84m x 0.91m) Fitted carpet, access to loft space, 2 ceiling lights, obscure glazed side window, Airing Cupboard, doors arranged off to:

### **BEDROOM 1**

13' 4" x 12' (4.06m x 3.66m) Georgian style UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling lights, Mitsubishi air conditioning unit.





## **BEDROOM 2**

12' 6" x 12' 3" (3.81m x 3.73m) plus large recess. Fitted wardrobe, varnished floorboards, coved cornice, ceiling light, radiator, Georgian style UPVC window to the front elevation.

## **BEDROOM 3**

10' x 10' (3.05m x 3.05m) Knee-hole style dressing table with drawers, overhead storage cabinet, fitted double wardrobe, radiator, coved cornice, ceiling light, Georgian style UPVC window to the rear elevation.

## **BEDROOM 4**

9' 11" x 6' 8" (3.02m x 2.03m) Exposed floorboards, corner knee-hole style desk with storage drawers, Georgian style UPVC window to the rear elevation, radiator, coved cornice, ceiling light.

## **FITTED BATHROOM**

7' 10" x 6' 7" (2.39m x 2.01m) Extensive range of fitted base cupboards and drawers, marble effect roll edged worktops with circular bowl sink unit and stand alone mixer tap, low level WC with push button flush and concealed cistern, panelled bath with end mounted taps, fully tiled walls, tiled floor, vertical radiator/towel rail, recessed ceiling lights, obscure glazed UPVC window.



## **EXTERIOR**

The front of the property is approximately east facing and has an in and out driveway with both entrances having a pair of decorative wrought iron gates which are electrically powered. The driveway is predominantly block paved with a central gravelled area, stocked border with magnolia tree and provides parking for multiple vehicles. This in turn gives access to:

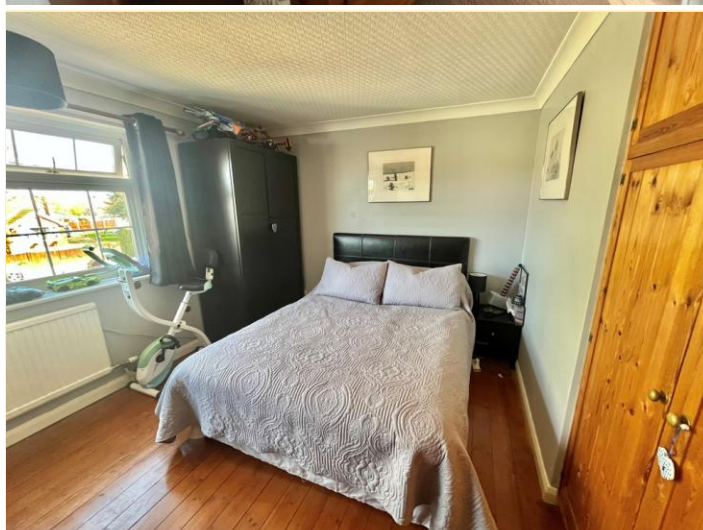
## **INTEGRAL GARAGE**

18' 5" x 8' (5.61m x 2.44m) Remote control up and over door, high level side window, consumer unit, floor standing oil fired boiler, power and lighting, personnel door, concrete floor.

To one side of the property there is a store area with oil tank and to the other side wrought iron hand gate leading to the side of the property where there are 3 store sheds and a further wrought iron gate giving access to:

## **EXTENSIVE SOUTH AND WEST FACING REAR GARDENS**

External sockets and lighting, useful timber shed. There is an extensive paved patio and seating area, large feature raised fishpond with brick surrounds and pergola with climbing plants, extensive raised stocked border, lawned areas, further cultivated and stocked borders with a







variety of plants and shrubs.

### **SUMMERHOUSE/GAMES ROOM**

22' x 12' (6.71m x 3.66m) Providing a delightful entertaining space or work from home office/studio with power and lighting.

THIS IS AVAILABLE BY SEPARATE NEGOTIATION.

To the rear of the garden there is an archway leading to a useful storage area.

### **SERVICES**

Mains water, electricity and drainage. Oil fired central heating.

### **GENERAL NOTE**

In the agents opinion The Maltings is a delightful versatile property ideal for those wishing to have the convenience of village amenities whilst having the privacy and seclusion of a fully enclosed south and west facing garden.

### **DIRECTIONS**

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 3.5 miles to Surfleet, passing the Gold Club and then turning left at the roundabout on to the Link Road. At the next roundabout turn right follow the A152 to Gosberton, turning off the main road, through the village, continue through Quadring and on into Donington. After passing through the market place into Station Street turn left into Malting Lane and the house is the first on the right hand side.

### **AMENITIES**

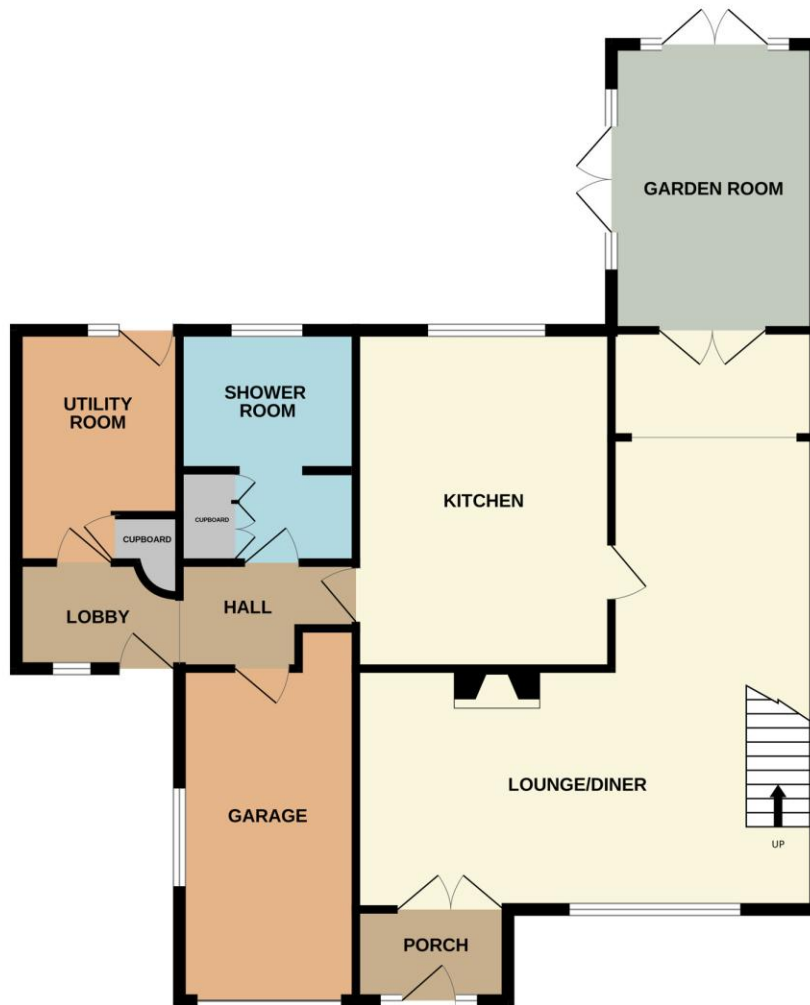
Donington is a thriving village with primary and secondary schools, a variety of shops, public house/restaurant, social clubs etc. The market towns of Boston and Spalding are each 10 miles distant offering a wide range of facilities and Grantham is 21 miles distant having a fast train link with London's Kings Cross minimum journey time 65 minutes and access to the A1.



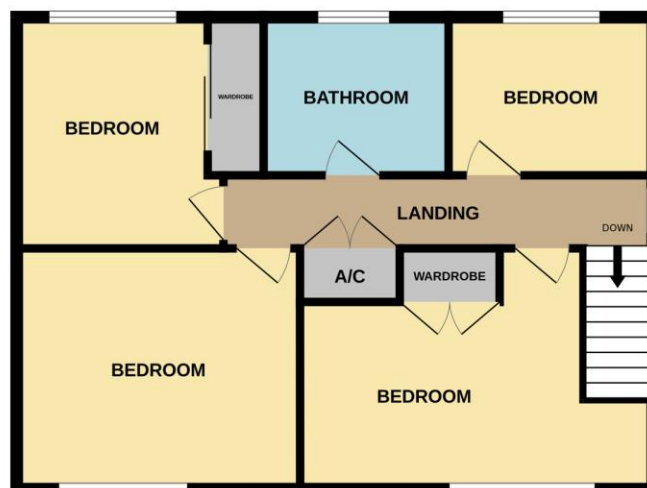




# GROUND FLOOR



# 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX** BAND D

## 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: S11731

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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