

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 William Close, Off Malting Lane, Donington PE11 4XA

£225,000 Freehold

- Detached Bungalow
- Kitchen with Built-in Appliances
- En-Suite and Shower Room
- Ready for Immediate Occupation
- Garage and Driveway

Detached high specification detached bungalow accessed off private gravelled roadway shared by total of 5 individual properties. Superbly appointed with decorative wrought iron railings, low maintenance brick corbeling, decorative pathway, driveway and integral driveway (with electric roller style door), minimal exterior maintenance with small gravelled seating area and stocked flower bed.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Side main entrance door with obscure glazed side panel to:

RECEPTION HALL

High ceiling, pendant light fitting, smoke alarm, fitted carpet, modern contemporary doors arranged off to:

OPEN PLAN LIVING/DINING/KITCHEN

26' 10" x 15' 6" (8.20m x 4.74m) Fitted carpet, high vaulted ceiling with 3 pendant light fittings, windows to the front and side elevations, French doors with similar side panels, smoke alarm, 2 TV points, high quality contemporary kitchen units with marble effect worktop, fitted white gloss units with soft closures, integrated refrigerator, freezer, slim line dishwasher, electric oven, ceramic hob, multi speed cooker hood, ceramic one and a quarter bowl sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards.



UTILITY ROOM

8' 5" x 4' 11" (2.57m x 1.51m) Ceramic floor tiles, marble effect worktop with circular bowl sink unit, cupboards beneath, eye level wall cupboard housing the consumer unit. Extractor fan, side window, wall mounted Baxi gas fired central heating boiler.

MASTER BEDROOM

15' 0" x 8' 10" (4.59m x 2.70m) plus door recess. Fitted carpets, telephone point, TV point, access to loft space, fitted wardrobes, pendant light fitting, side window.

EN-SUITE SHOWER ROOM

5' 7" x 6' 6" (1.72m x 2.00m) Fully tiled walls and floor, corner shower cabinet, low level WC with push button flush and concealed cistern, hand basin with mixer tap and vanity storage cupboard beneath. Vertical radiator/towel rail, obscure glazed UPVC window, ceiling light, extractor fan.

BEDROOM 2

12' 5" x 8' 7" (3.81m x 2.62m) plus door recess. Fitted carpet, TV point, UPVC window to the rear elevation, pendant light fitting.

SHOWER ROOM

5' 6" x 6' 3" (1.69m x 1.93m) Fully tiled walls and floor, corner shower cabinet, low level WC with push button flush and concealed cistern, hand basin with mixer tap and vanity storage cupboard beneath. Vertical radiator/towel rail, obscure glazed UPVC window, ceiling light, extractor fan.

EXTERIOR

The property is approached over the private gravelled roadway and has a gravelled driveway with access to:

INTEGRAL SINGLE GARAGE

19' 1" x 9' 3" (5.83m x 2.83m) Hormann remote control roller style door, concrete floor, power and lighting, rear personnel door.

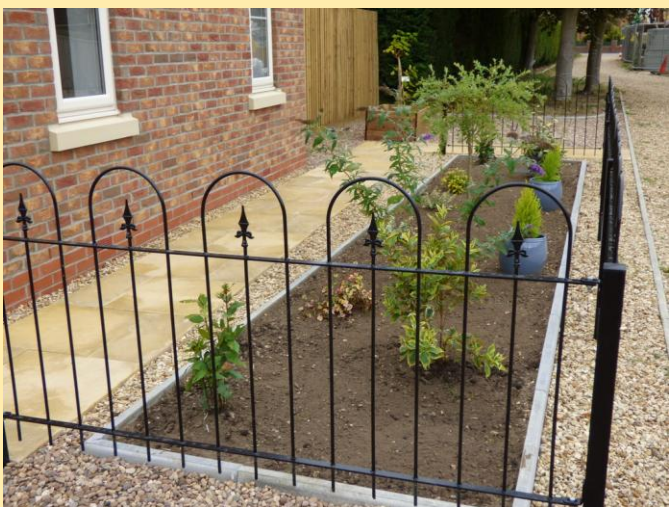
There is a decorative pathway surrounding the bungalow with a small patio area adjacent to the French doors in the lounge. To the front there is a trimmed flower bed with a variety of shrubs and plants and decorative wrought iron railings with additional visitors parking space beyond garden area. To the side of this is a small gravelled seating area with a gravelled pathway leading down the other side of the property passing the electricity meter and continuing to the rear where there is a further gravelled pathway and a rear personnel door into the garage.

DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road and continue for 4 miles to the Surfleet roundabout. Take the first exit on to the Link Road then at the next roundabout take the second exit and proceed to Gosberton. Turn left at the Old Five Bells corner, continue through the village on through Quadring and in to Donington after passing through the market place into Station Street, take the first left hand turning into Malting Lane, continue for around 400 yards and William Close is a small roadway on the right hand side.

AMENITIES

The property is centrally located within the thriving and well served historic village of Donington (birth place of Matthew Flinders). Within the village there are primary and secondary schools, public houses, restaurant, Co-operative supermarket, butchers, bakers, hairdressers, social club etc. The market towns of Spalding and Boston are each approximately 10 miles distant and Grantham is 20 miles distant with access to the A1 and a fast train link with London's Kings Cross minimum journey time 70 minutes.



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

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: S11800

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: s.spalding@longstaff.co.uk

www.longstaff.co.uk

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		