

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



54 Ash Court, Donington PE11 4XJ

£260,000 Freehold

- 3 Bedroom Bungalow
- Shower Room
- Conservatory
- Single Garage and Car Port
- Viewing Recommended

Well presented 3 bedroom detached bungalow situated in the popular village of Donington. Accommodation comprising entrance hall, kitchen diner, lounge, conservatory, 3 double bedrooms and shower room. Single detached garage with car port, off-road parking for 3 vehicles. South facing private rear garden.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Obscured leaded UPVC double glazed door leading into:

ENTRANCE HALL

4' 10" x 11' 5" (1.48m x 3.48m) Skimmed and coved ceiling, 2 centre light points, smoke alarm, access to loft space, central heating controls, radiator, laminate flooring, storage cupboard off with shelving, door into:

SHOWER ROOM

7' 5" x 6' 11" (2.28m x 2.13m) UPVC obscured double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, part tiled walls, tiled flooring, double radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and shaver point above, fully tiled double shower cubicle with fitted thermostatic shower over, vanity unit with wall mirror and storage cupboards.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

10' 4" x 10' 6" (3.15m x 3.22m) UPVC double glazed bay window to the





front elevation, skimmed and coved ceiling, centre light point, radiator, telephone point, laminate flooring.

BEDROOM 2

10' 6" x 10' 1" (3.21m x 3.09m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, laminate flooring, TV point, telephone point.

BEDROOM 3

8' 3" x 9' 11" (2.53m x 3.03m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, telephone point, TV point, radiator, laminate flooring.



LOUNGE

14' 2" x 13' 6" (4.33m x 4.12m) UPVC double glazed sliding patio doors leading into Conservatory, skimmed and coved ceiling, centre light point, double radiator, TV point, telephone point, laminate flooring, feature fireplace with wooden surround, marble insert and marble hearth with fitted coal effect electric fire.

CONSERVATORY

11' 5" x 9' 0" (3.49m x 2.75m) Dwarf brick wall and UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed door to the side elevation, laminate flooring, power points.

KITCHEN DINER

11' 1" x 13' 8" (3.39m x 4.17m) UPVC double glazed window to the front elevation, obscured UPVC double glazed door to the side elevation, skimmed and coved ceiling, inset LED lighting, tiled flooring, double radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter enamel sink, plumbing and space for washing machine, space for Range style cooker (available by separate negotiation), canopy extractor hood over, integrated fridge freezer, space for tumble dryer, wall mounted Worcester gas boiler.



EXTERIOR

There is a block paved driveway leading to car port and single garage. The Front garden is mainly laid to lawn with a wide range of mature shrubs and trees. Access gate leading into rear garden. Lighting.

COVERED CAR PORT

DETACHED SINGLE GARAGE

8' 2" x 17' 4" (2.50m x 5.30m) Electric up and over door, UPVC side personnel door, UPVC double glazed window, power and lighting.

SOUTH FACING REAR GARDEN

Private and enclosed with extensive gravelled areas, patio areas, laid to lawn with shrub and tree borders. Wooden summerhouse (available by separate negotiation).



DIRECTIONS

From Spalding proceed in a northerly direction through Pinchbeck, Surfleet, Gosberton and Quadring on to Donington. Pass the market place continue into Station Street and then take a left hand turning just before the garage into Malting Lane. Take the first left hand turning, then first right and then the first left into Ash Court. Follow the road right down into the far end cul-de-sac and the property is situated on the left hand side.

AMENITIES

The village centre offers a range of shops, public houses, restaurant, primary and secondary schools, community centre etc. The market towns of Spalding and Boston are each approximately 10 miles distant offering a range of shopping, banking, leisure, commercial and educational facilities and the town of Grantham is approximately 20 miles to the south west and offers a fast train link with London's Kings Cross minimum journey time 70 minutes.



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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: S11886

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

