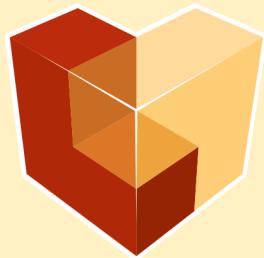


EST 1770



Longstaff[®]

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



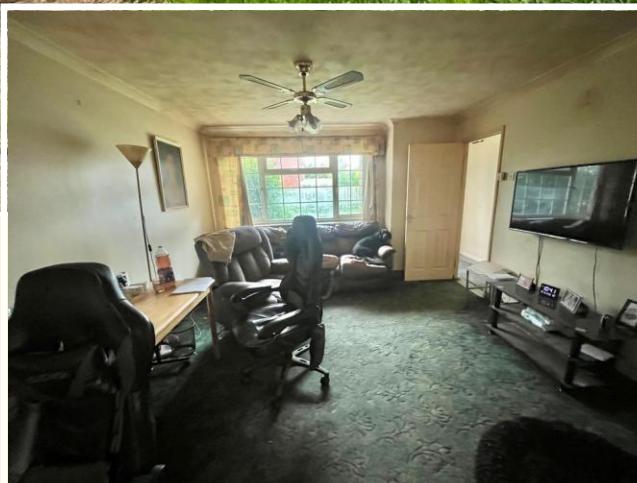
3 Ash Court, Donington, Spalding, Lincolnshire. PE11 4XJ

£165,000 Freehold

- 3 Bedroom Semi Detached House
- Front and Rear Gardens
- Large Conservatory
- Renovation & Updating required
- Popular Location

Semi-detached 3 bedroom house with lounge, dining room, kitchen, bathroom and large conservatory in popular village location with front and rear gardens, driveway and garage. Requires renovation and updating by an incoming buyer. Lots of potential.

SPALDING 01775 766766 BOURNE 01778 420406



UPVC front entrance door to:

ENTRANCE HALL

With radiator, staircase off, door to:

LOUNGE

12' 2" x 12' 11" (3.72m x 3.95m) (max). UPVC window to the front elevation, radiator, under stairs store cupboard. Arch to:

DINING ROOM

10' 0" x 7' 9" (3.05m x 2.38m) With ceiling light and doorway giving access to:



KITCHEN

7' 4" x 9' 4" (2.25m x 2.87m) Sink unit, work tops, base cupboards and drawers, intermediate wall tiling, eye level wall cupboards, plumbing and space for washing machine, built in electric oven, electric hob with concealed cooker hood, radiator, UPVC window overlooking the conservatory. From the dining area, a pair of UPVC French doors open into:



CONSERVATORY

13' 1" x 13' 9" (4.00m x 4.21m) Brick and UPVC construction with pitched polycarbonate style roof, power points and pair of French doors leading to the exterior.

From the front entrance hall, the staircase rises to:



FIRST FLOOR LANDING

Ceiling light, built in shelved linen cupboard, doors arranged off to:



BEDROOM 1

12' 0" x 8' 9" (3.68m x 2.69m) UPVC window to the front elevation, radiator.



BEDROOM 2

10' 11" x 8' 10" (3.34m x 2.71m) UPVC window to the rear elevation, radiator, built in wardrobe.

BEDROOM 3

8' 7" x 6' 3" (2.64m x 1.91m) (max). UPVC window to the front elevation, radiator, cupboard housing the Glow Worm gas fired central heating boiler.

BATHROOM

5' 8" x 6' 2" (1.73m x 1.88m) Three piece suite comprising panel bath with Triton Ivory shower over, wash hand basin, low level WC, half tiled walls, radiator, obscure glazed UPVC window.

EXTERIOR

Lawned front garden and driveway giving access to brick garage with up and over door, small adjacent rear store.

REAR GARDEN

Generally overgrown with a patio area, lawns and fencing to the side and rear boundaries.

DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction through Pinchbeck, Surfleet, Gosberton and Quodring 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 and the property is situated on the right hand side.

Donington has a wide range of facilities and is equidistant from the well served market towns of Spalding and Boston.

GROUND FLOOR

1ST FLOOR

**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: 17434

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: spalding@longstaff.com
 www.longstaff.com

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.
 Made with Metropix 02/025

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