BRADLEY JAMES

ESTATE AGENTS









# 46 Towndam Lane, Donington, Spalding, Lincolnshire, PE11 4TP

## Asking price £250,000

- No chain
- Main bathroom
- Kitchen with pantry
- Off road parking for four vehicles
- Walking distance to local primary and secondary school
- Extended creating another bedroom and en-suite
- Two reception rooms
- Utility room and cloakroom
- Single garage
- Walking distance to local amenities

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

# 46 Towndam Lane, Spalding PE11 4TP

Nestled on Towndam Lane in the charming village of Donington, this delightful extended NO CHAIN detached house offers a perfect blend of space and comfort for family living. With four well-proportioned bedrooms, including a master suite with an en-suite shower room, this property is designed to cater to modern family needs.

As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor boasts two inviting reception rooms, ideal for both relaxation and entertaining. The lounge provides a cosy retreat, while the separate dining room is perfect for family meals and gatherings. The kitchen, complete with a pantry, is both functional and welcoming, leading to a utility room and a convenient cloakroom.

The property benefits from off-road parking for three to four vehicles, which leads to a single garage, ensuring ample space for your vehicles and storage needs. Additionally, side gated access takes you to the rear garden, a lovely outdoor space for children to play or for hosting summer barbecues.

The location is particularly advantageous, as it is within walking distance to Donington's excellent amenities. Residents can enjoy the convenience of two Co-op shops, a Premier shop, a local pub, three fish and chip shops, two Chinese takeaways, a café, a butcher, and both primary and secondary schools.

This home is offered with no onward chain, making it an attractive option for those looking to move swiftly. With its generous living spaces and convenient location, this property is a wonderful opportunity for families seeking a new home in a peaceful setting. Don’t miss the chance to make this house your own.

4 2 2 C

Council Tax Band: C







## Entrance Porch
UPVC double glazed sliding patio door into the entrance porch through a UPVC obscured double glazed front door into the entrance hall, stairs leading to the first floor accommodation, radiator, power points and telephone point.

## Lounge
15’0 x 12’4
UPVC double glazed window to the front, radiator, power points and an archway through to the dining room.

## Dining Room
11’7 x 9’8
UPVC double glazed sliding patio door which leads out to the rear garden, radiator and power points.

## Kitchen
11’6 x 8’5
UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with taps over, space for freestanding cooker, tile splashback, radiator, power points, under stairs storage cupboard and walk-in pantry.

## Utility Room
7’5 x 6’0
Double glazed door and windows to the rear, space and plumbing for washing machine, power point and door to the cloakroom

## Cloakroom
UPVC obscured double glazed window to the side, wash hand basin with taps over and WC.

## Landing
Loft hatch and power points.

## Bedroom One
14'0 x 7'6
UPVC double glazed window to the front, power points, gas heater and a door to the en suite.

## En Suite Shower Room
UPVC obscured double glazed window to the rear, pedestal wash hand basin with mixer tap over, WC, separate electric shower and extractor fan.

## Bedroom Two
14’0 x 11’0
UPVC double glazed window to the front, radiator, power points.

## Bedroom Three
12'7 x 11'0
UPVC double glazed window to the rear, radiator, power points and airing cupboard with wall mounted gas boiler.

## Bedroom Four
7’7 x 7’5
UPVC double glazed window to the front, radiator and power points.

## Bathroom
UPVC obscured double glazed window to the rear, corner bath with mixer taps over and a mixer tap shower, wall mounted heated towel rail, vanity wash hand basin with mixer taps over and storage cupboard beneath, WC and radiator.

## Outside
To the front there is a laid to lawn area. The rest is off road parking which leads to the single garage with metal up and over door. The side gated access leads to the rear garden which is enclosed by panel fencing, extended patio seating area, shed and the rest is laid to lawn.













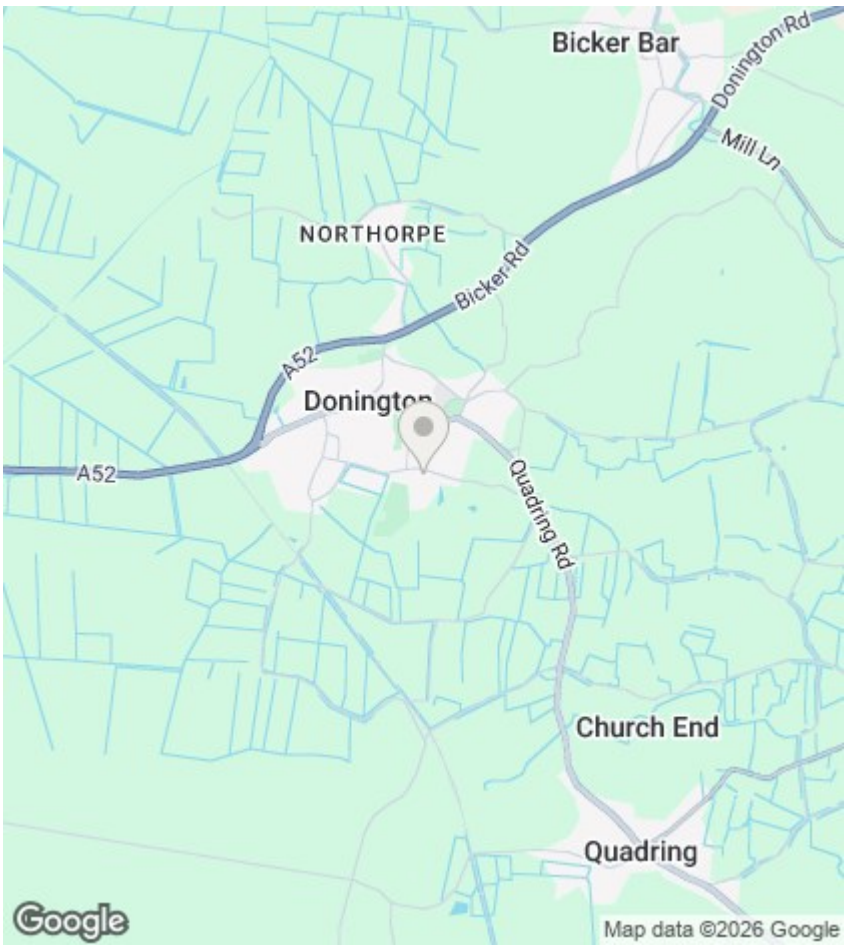










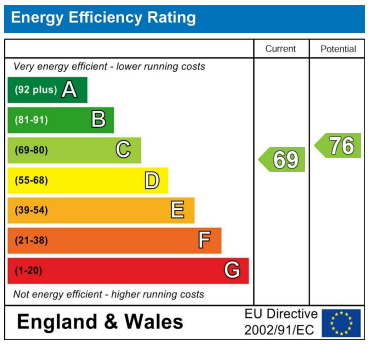


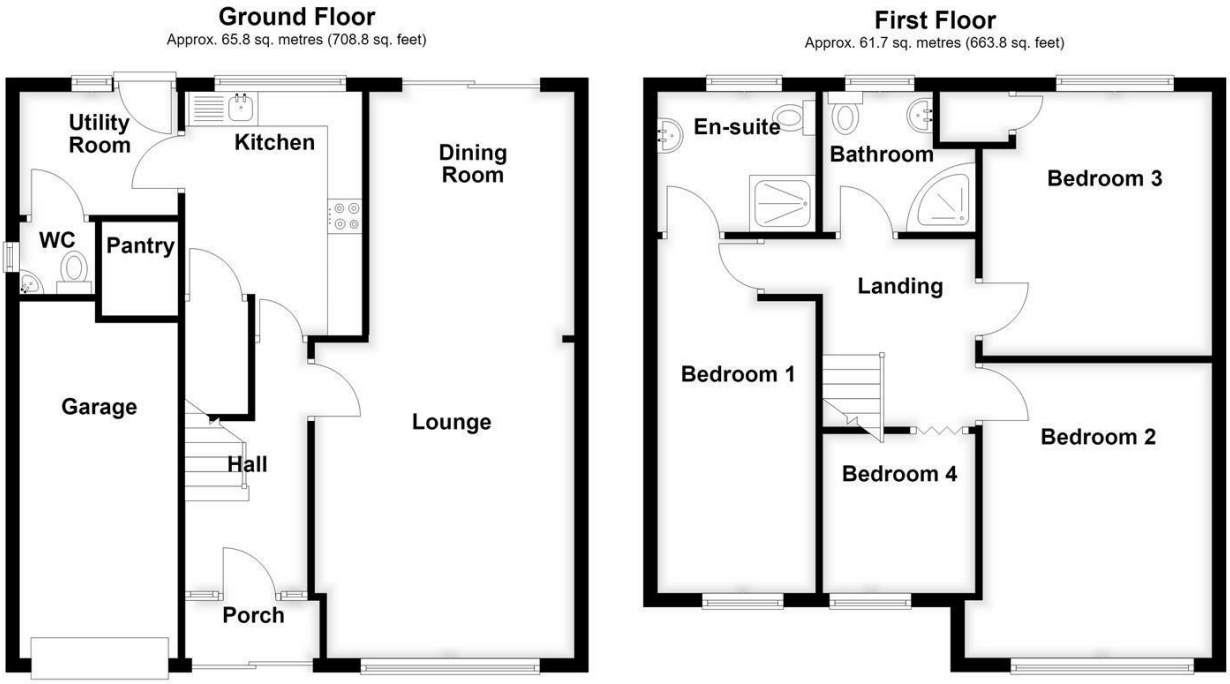

## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

C




Total area: approx. 127.5 sq. metres (1372.5 sq. feet)

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