



47 Days Lane

Donington, Spalding

Enjoying a superb position on the outskirts of the ever-popular village of Donington, this detached home boasts far-reaching open views to the front and occupies a generous plot of approximately 0.21 acre, subject to survey. Offered with the benefit of NO CHAIN and set well back from the road, the property offers spacious and versatile accommodation comprising a porch, entrance hall, lounge/diner, kitchen, conservatory, bedroom, shower room and separate WC to the ground floor, with two further bedrooms to the first floor. Outside, there is a lawned front garden, a driveway providing ample off-road parking, a garage and an enclosed rear garden complete with a summerhouse, greenhouse and garden shed. Further benefits include oil fired central heating, double glazing and solar panels.

Donington is a thriving Lincolnshire village offering an excellent range of amenities including shops, supermarkets, cafés, schools and regular bus services. Ideally situated for access to both Boston and Spalding, it provides the perfect blend of village life with everyday convenience.

Council Tax band: C

Tenure: Freehold





ACCOMMODATION

Glazed entrance door through to the:

PORCH

Having windows to front & side elevations and further part glazed door with side screen through to the:

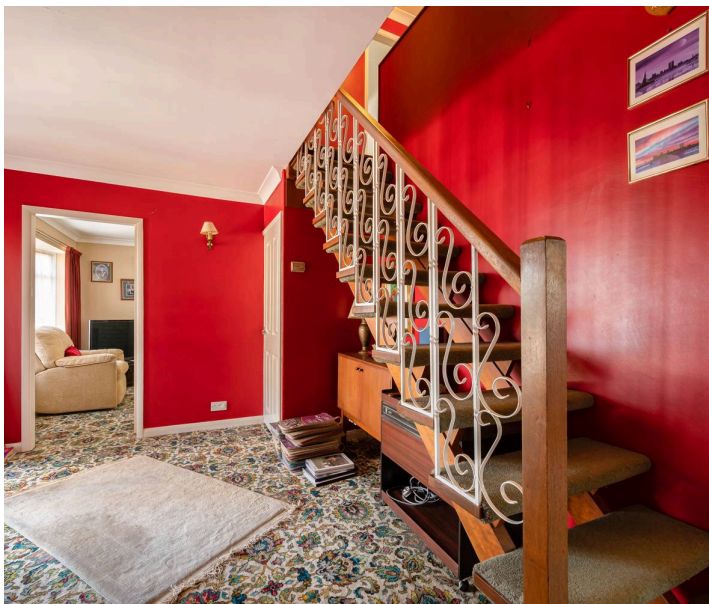
ENTRANCE HALL

Having coved ceiling, radiator, storage cupboard and staircase rising to first floor.

LOUNGE/DINER

22' 1" x 16' 6" (6.74m x 5.04m)

(max L-shaped) Having window to front elevation, window to rear elevation overlooking the conservatory, coved ceiling, skirting board radiators, wall light points and brick-built fireplace with inset multi-fuel burner & plinth to side.



BREAKFAST KITCHEN

15' 4" x 9' 6" (4.68m x 2.90m)

Having windows to side & rear elevations, coved ceiling and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher and integrated automatic washing machine under. Work surface return with cupboards & drawers under, cupboards over. Further work surface return with shelving under and space for range style cooker to side with stainless steel extractor over. Tall unit with space for microwave, cupboard under, cupboard over and space for upright fridge/freezer to side. Part glazed door to the:

CONSERVATORY

20' 11" x 9' 7" (6.38m x 2.91m)

Of sealed unit double glazed uPVC frame construction with uPVC roof. Having glazed doors to both side elevations and electric heater.





BEDROOM ONE

14' 1" x 12' 0" (4.30m x 3.66m)

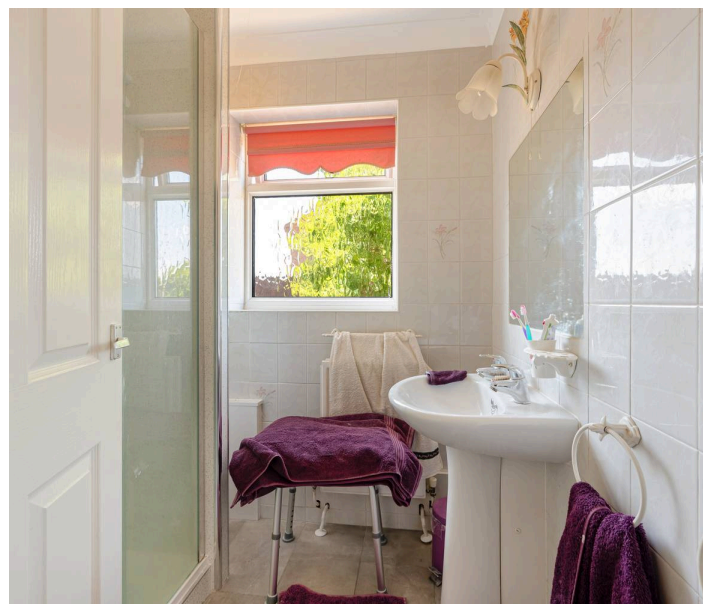
Having window to front elevation, coved ceiling, radiator and built-in wardrobes to either side of double bed space with overhead cupboards.

SHOWER ROOM

Having window to side elevation, coved ceiling, radiator, tiled walls, tiled floor, shower enclosure with mixer shower fitting and pedestal hand basin.

SEPARATE WC

Having window to side elevation, coved ceiling, radiator, tiled walls, tiled floor and close coupled WC.



FIRST FLOOR LANDING

Having coved ceiling, access to roof space, two built-in cupboards and door to eaves storage.

BEDROOM TWO

14' 9" x 10' 11" (4.49m x 3.32m)

Having window to front elevation and radiator.

BEDROOM THREE

12' 6" x 9' 8" (3.82m x 2.95m)

Having window to side elevation, radiator and door to eaves storage with roof window (ideal for conversion subject to planning permission).



NEWTON FALLOWELL



EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and leads to the:

GARAGE

23' 8" x 9' 8" (7.22m x 2.94m)

(max) Having up-and-over door, light, power, window to side, door to rear and solar panel controls. Attached to the garage is a boiler room with oil fired boiler providing for both domestic hot water & heating.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio area, paved footpath leading to a summerhouse, greenhouse and garden shed.

THE PLOT

The property occupies a plot of approximately 0.21 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler and the property is double glazed. The property also has solar panels with a feed in tariff – approx. £1,000 per annum. The current council tax is band C.



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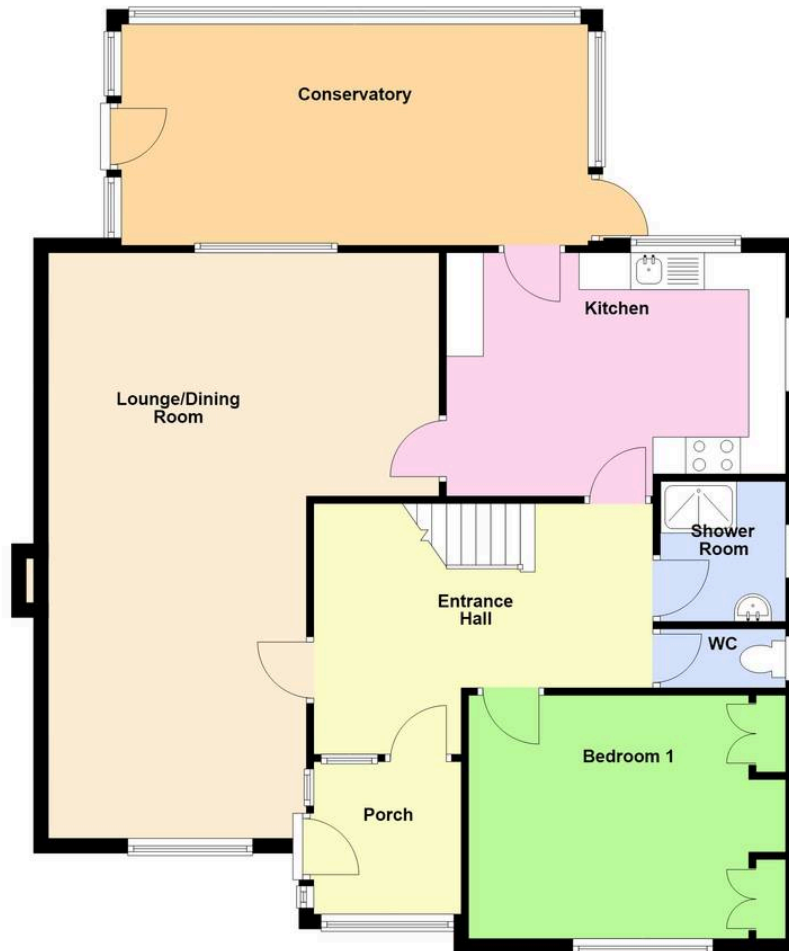




 **NEWTON FALLOWELL**

Ground Floor

Approx. 108.1 sq. metres (1163.2 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



Total area: approx. 157.8 sq. metres (1698.9 sq. feet)

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