



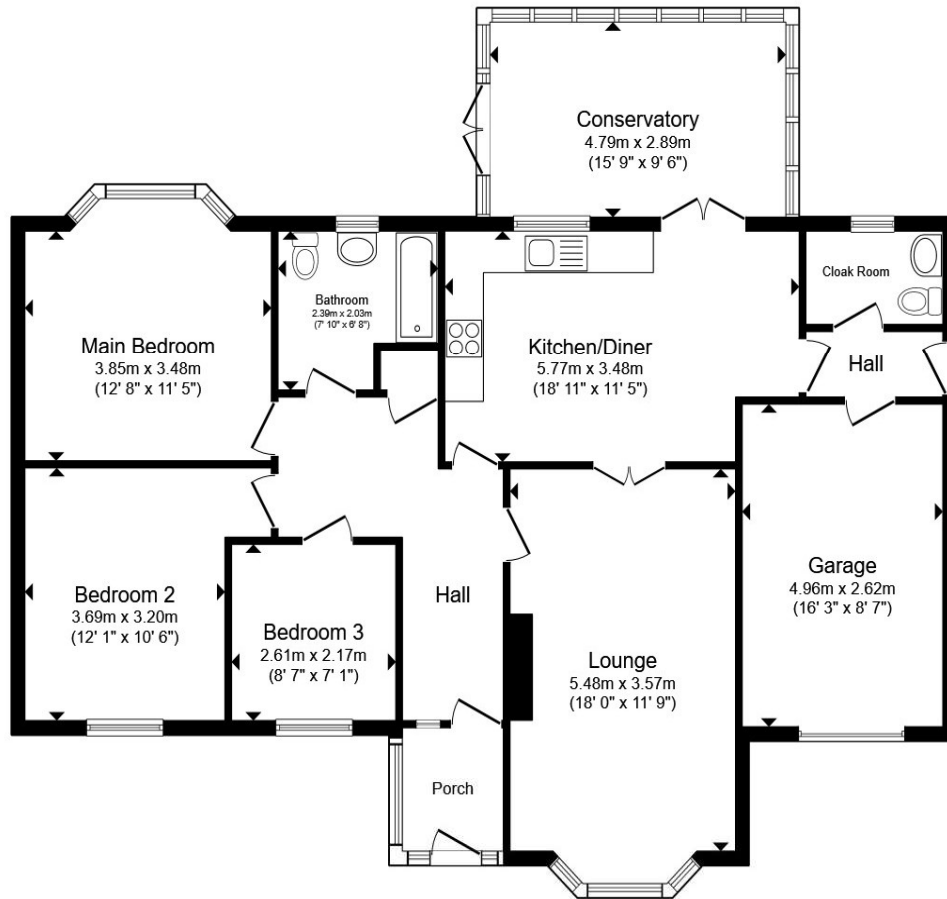
Mallards Reach, Donington, Spalding PE11 4YB

welcome to

Mallards Reach, Donington Spalding

Situated at the bottom of a quiet cul-de-sac in the popular village of Donington, this three bedroom detached bungalow is spacious throughout and offers enviable garden space for keen gardeners!! Having a good sized lounge, kitchen diner and conservatory, the property further benefits from three bedrooms, a family bathroom with three piece suite and an additional WC. Externally there is ample off road parking to the front, double gates leading to further secure parking to the rear for those with caravans or motorhomes and a fully enclosed wraparound garden that is completely private and not overlooked. Viewing is advised to appreciate this property and its stunning gardens!!





Ground Floor

Total floor area 126.8 m² (1,365 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

Hall

Lounge

13' 5" x 11' 10" (4.09m x 3.61m)

Kitchen Diner

11' 5" x 19' (3.48m x 5.79m)

Conservatory

9' 1" x 15' 4" (2.77m x 4.67m)

Wc

3' 6" x 4' 11" (1.07m x 1.50m)

Bedroom 1

11' 5" x 12' 8" (3.48m x 3.86m)

Bedroom 2

12' 1" x 10' 4" (3.68m x 3.15m)

Bedroom 3

8' 7" x 7' 1" (2.62m x 2.16m)

Bathroom

5' 5" x 6' 9" (1.65m x 2.06m)

Outside

Integral Garage

16' 4" x 8' 10" (4.98m x 2.69m)

Additional Information

Agents Note

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

welcome to

Mallards Reach, Donington Spalding

- SUBSTANTIAL THREE BEDROOM DETACHED BUNGALOW WITH FANTASTIC PRIVATE PLOT
- LOUNGE, KITCHEN DINER & CONSERVATORY
- FAMILY BATHROOM & ADDITIONAL WC
- AMPLE OFF ROAD PARKING FOR A RANGE OF VEHICLES & INTEGRAL SINGLE GARAGE
- FULLY ENCLOSED & IMMACULATELY PRESENTED WRAPAROUND GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£315,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113664



Property Ref:
SDG113664 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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