



BRADLEY JAMES

ESTATE AGENTS



10 Church Street, Donington, Spalding, Lincolnshire, PE11 4UA

Asking price £255,000

- Centrally located to all amenities
- Two reception rooms
- Four bedrooms three are generous doubles
- Low maintenance front and rear garden
- Popular village location
- Deceptively spacious
- Lounge, study, kitchen diner and utility room
- Main bathroom suite and en-suite to bedroom one
- Off road parking to the rear
- Walking distance to primary and secondary schools

10 Church Street, Spalding PE11 4UA

Nestled in the heart of Donington, Spalding, this realistically priced three-storey detached house offers an ideal family home with an abundance of space and convenience. With four well-proportioned bedrooms and two modern bathrooms, this property is perfect for those seeking comfort and practicality.

Upon entering, you are greeted by a spacious entrance hall that leads to a utility cupboard, providing ample storage. The ground floor features a welcoming lounge and a study, both situated at the front of the house, allowing for a peaceful retreat or a productive workspace. The heart of the home is undoubtedly the kitchen diner, which boasts French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living. Completing the ground floor is a utility room and a cloakroom, enhancing the functionality of the space.

The first floor comprises three bedrooms, including two generous doubles, alongside a modern bathroom suite. Ascending to the top floor, you will find bedroom one, complete with an en-suite shower room, offering a private sanctuary for relaxation. Additional storage is available in the eaves, ensuring that all your belongings can be neatly tucked away.

Outside, the property features low-maintenance front and rear gardens, perfect for those who prefer to spend their time enjoying the outdoors rather than tending to it. There is off-road parking for one vehicle, along with an individual turning circle for added convenience.

This delightful home is within walking distance to a variety of local amenities, including two Co-op shops, a Premier shop, three fish and chip shops, two Chinese takeaways, a pub, a butcher, and a playing green.

Families will appreciate the proximity to both primary and secondary schools, making this property an excellent choice for those looking to settle in a vibrant community.



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2



B

Council Tax Band: D



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, utility cupboard with wall mounted gas boiler, power points and space and plumbing for washing machine.

Lounge

14'7 x 14'7

Double glazed bay window to the front, radiator, power points, TV points and telephone points.

Study

11'0 x 8'2

Double glazed bay window to the front, radiator and power points.

Kitchen Diner

14'3 x 12'6

Double glazed windows to the rear and side, double glazed French doors to the rear garden, base and eye level units with work surface over, sink and drainer with mixer tap over, integrated electric oven and grill with an electric hob and extractor over, integrated fridge and freezer, integrated dishwasher, tiled splashback, tiled floor and power points.

Utility Room

7'2 x 5'4

Base and eye level units with work surface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and point for tumble dryer, tiled splashback, tiled floor, radiator, power points, fuse box and a door to the rear garden and another door to the cloakroom.

Cloakroom

WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboard beneath, tiled floor, radiator and extractor fan.

First Floor Landing

Double glazed window to the side, radiator, power points, airing cupboard with shelving and stairs leading to the top floor accommodation.

Family Bathroom

Obscured double glazed sash window to the rear, panel bath with taps over and a built-in mixer shower with shower screen, pedestal wash hand basin with mixer taps over, WC with push button flush, tiled floor, radiator and extractor fan.

Bedroom 2

14'8 x 12'6

Double glazed window to the front, radiator, power points and telephone points.

Bedroom 3

14'0 x 12'0

Double glazed sash window to the rear, radiator, power points and TV points.

Bedroom 4

11'5 x 6'0

Double glazed sash window to the front, radiator, power points and TV point.

Top Floor Landing

Double glazed window to the side and off the landing there's a storage room and another door leading through to bedroom 1.

Bedroom 1

16'3 x 14'7

Double aspect with a double glazed window to the front and rear, storage in the eaves, radiator, power points, TV points, built in single wardrobe, loft hatch and a door to the ensuite.

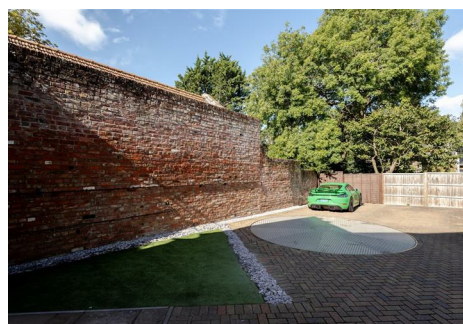
Bedroom 1 Ensuite

Double glazed window to the front, vanity wash hand basin with mixer taps over and storage cupboards beneath, separate shower cubicle is fully tiled with a built-in mixer shower, WC with push button flush, wall mounted heated towel rail and extractor fan.

Outside

To the front it's low maintenance being laid to patio, there's bespoke railings with shared side access leading to the court yard style rear garden which is enclosed by a brick wall to the rear and it's open to the side. It is low maintenance been laid to patio and Astroturf and there's block paved off-road parking for one car and a metal turning circle so you don't have to reverse out onto the road.







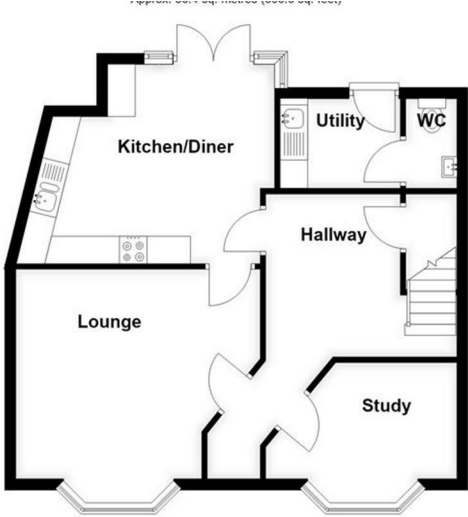
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Second Floor
Approx. 39.0 sq. metres (419.4 sq. feet)

