



33 Church Lane, Donington, PE11 4TG



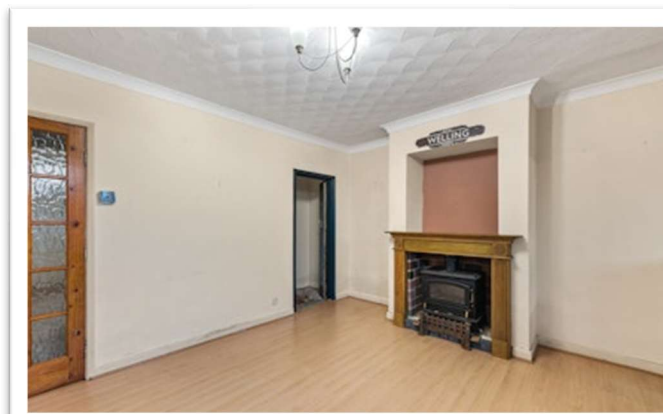
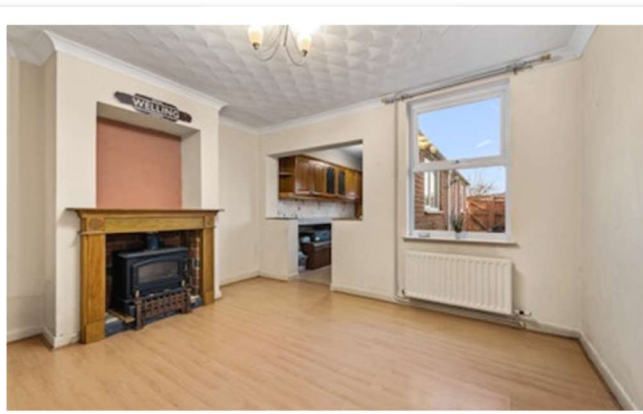
Freehold

£119,950



Key Features

- Mid terrace house
- Two bedrooms
- Lounge & dining room
- Cloakroom & bathroom
- Enclosed low maintenance rear garden
- Gas central heating & double glazing
- NO CHAIN
- EPC rating D





A mid terrace house in a popular village location. Having accommodation comprising: entrance hall, lounge, dining room, kitchen and rear entrance lobby to ground floor. Two bedrooms and bathroom to first floor. Outside the property has an enclosed low maintenance courtyard to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

A shared passageway leads to a part glazed side entrance door through to the:

ENTRANCE HALL

Having laminate flooring and staircase rising to first floor.

LOUNGE

3.99m x 3.39m (13'1" x 11'1")

Having window to front elevation, coved ceiling, radiator, laminate flooring and decorative cast iron fireplace.

DINING ROOM

4m x 3.61m (13'1" x 11'10")

Having window to rear elevation, coved ceiling, radiator, laminate flooring, understairs storage cupboard and brick built fireplace with inset multi-fuel burner and wooden surround.

KITCHEN

4.54m x 2.14m (14'11" x 7'0")

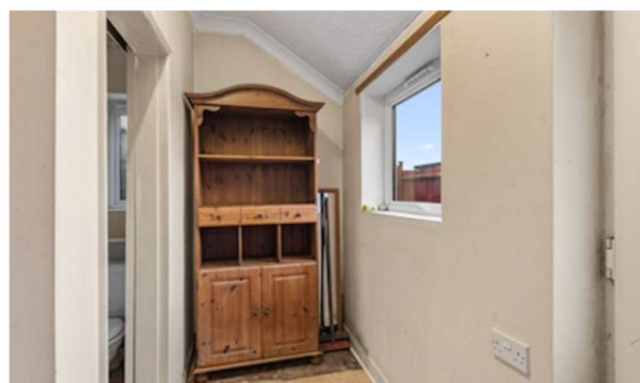
Having window to side and gas fired boiler providing for both domestic hot water & heating. Fitted with a range of base and wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap and gas hob inset to work surface, cupboards & drawers under cupboards & extractor over. Further work surface with cupboards & drawers under cupboards & glazed display units over, tall unit to side housing integrated electric double oven with cupboards under & over.

REAR ENTRANCE LOBBY

Having window & part glazed door to side elevation and access to roof space.

CLOAKROOM

Having window to rear elevation, radiator, close coupled WC and wall mounted hand basin.



FIRST FLOOR LANDING

Having radiator and access to roof space.

BEDROOM ONE

4.01m x 3.4m (13'2" x 11'2")

Having window to front elevation, coved ceiling, radiator, open-boarded floor and built-in cupboard.

BEDROOM TWO

3.61m x 2.72m (11'10" x 8'11")

Having window to rear elevation, coved ceiling, radiator and built-in cupboard,

BATHROOM

Having window to rear elevation, radiator, extractor, panelled bath with mixer shower fitting over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a small garden enclosed by a low brick wall.

REAR GARDEN

Being enclosed and low maintenance with a rear access gate.

SERVICES

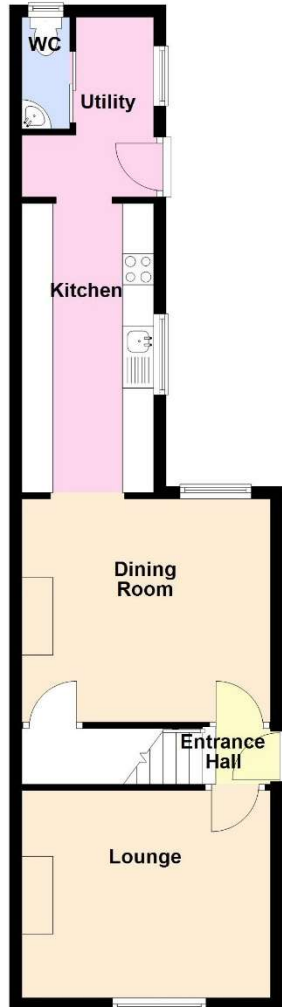
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

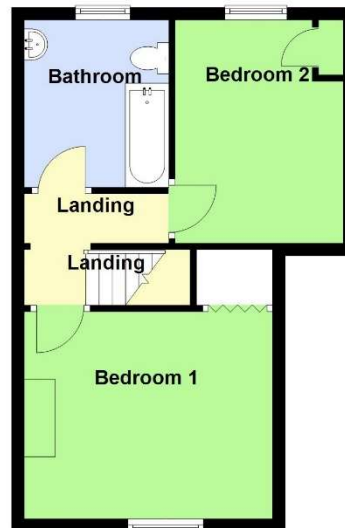


Ground Floor
Approx. 48.6 sq. metres (523.2 sq. feet)



Floorplan

First Floor
Approx. 36.3 sq. metres (390.3 sq. feet)



Total area: approx. 84.9 sq. metres (913.5 sq. feet)

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lifetime legal

 **NEWTONFALLOWELL**

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