



## 31 Quadring Road, Donington, PE11 4TD

**£230,000**

- Full of character and offered with no onward chain – A charming home with plenty of personality, ready for a smooth and hassle-free purchase with no chain delay.
- Sought-after location in Donington Village, close to schools and amenities – Ideally positioned for family living, with easy access to local schools, shops, and everyday conveniences.
- Well-presented throughout with a spacious, practical layout – Thoughtfully arranged accommodation including a welcoming hallway, comfortable living room, separate dining area, and a generous kitchen breakfast space with utility.
- Three bedrooms and a modern family bathroom – Well-proportioned bedrooms offering flexibility for families, guests, or home working, all served by a stylish, contemporary bathroom.
- Generous driveway with off-road parking and carport – Ample parking for multiple vehicles, complemented by a useful covered carport for added convenience.
- Enclosed rear garden, mainly laid to lawn, ideal for outdoor living – A private and secure garden space, perfect for relaxing, entertaining, or family activities.



Packed with character and offered with no onward chain, this attractive semi-detached home in the heart of Donington Village is ready to move straight into. Perfectly positioned for easy access to local schools and everyday amenities, it combines charm with practicality.

Step inside to discover a well-presented and thoughtfully arranged layout, featuring a welcoming entrance hallway, a cosy living room, separate dining room, and a spacious kitchen breakfast area with adjoining utility room—ideal for modern family living.

Upstairs, you'll find three well-proportioned bedrooms and a stylish, contemporary bathroom.

Outside, the property continues to impress with a generous driveway providing ample off-road parking, a useful carport, and a private enclosed rear garden, mainly laid to lawn—perfect for relaxing or entertaining.

Homes like this don't stay available for long—book your viewing today.

#### Entrance Hall 7'7" x 6'6" (2.32m x 2.00m)



Period glazed entrance door with matching glazed side and top panels. Stairs to first floor landing. Radiator. Stairs to first floor landing.

#### Lounge 14'0" (max) x 12'0" (4.29m (max) x 3.66m)



PVCu double glazed bay window to front. Radiator. Solid wood flooring.



#### Dining Room 11'11" x 11'9" (3.65m x 3.60m)



PVCu double glazed windows and door to rear. Coving to ceiling. Radiator. Solid wood flooring.



**Kitchen/Diner 8'0" x 14'9" (2.44m x 4.51m)**



**Utility Room 6'2" x 8'8" (1.90m x 2.65m)**



PVCu double glazed window to front. Recessed ceiling spotlights. Radiator. Vinyl flooring. Door opening to pantry. Fitted with a matching range of base and eye level units, four ring Smeg electric hob with stainless steel extractor hood over and Smeg electric oven under. Stainless Steel sink and drainer with chrome mixer tap over. Space and plumbing for dishwasher. Door opening to utility room.



PVCu double glazed window to rear and wooden door to side. Fitted worktop space with space and plumbing for washing machine, tumble dryer, fridge and freezer.



**First Floor Landing 7'2" x 6'0" (2.20m x 1.83m)**



PVCu double glazed window to side. Coving to ceiling with loft access. Anthracite vertical column radiator. Doors to bedrooms and bathroom.

**Bedroom 1 13'6" x 9'9" (max) (4.13m x 2.99m (max))**



PVCu double glazed window to front. Radiator. Period picture rails. Built in wardrobe.



**Bedroom 2 11'11" x 12'0" (max) (3.65m x 3.67m (max))**



PVCu double glazed window to rear. Period picture rails. Radiator. Built in wardrobe.

**Bedroom 3 8'2" x 8'2" (2.50m x 2.51m)**



PVCu double glazed window to front. Built in wardrobe. Radiator.



**Bathroom 8'0" (max) x 5'10" (2.46m (max) x 1.80m)**



PVCu double glazed window to rear. Recessed ceiling spotlights. Tiled flooring. Built in airing cupboard with slatted shelving. Radiator. Fitted with a three piece suite comprising panel bath with tiled splashback, chrome mixer tap and mains shower with rainfall head and hand held attachment. Ceramic wash hand basin with chrome mixer tap over set in vanity unit with storage under. Close coupled toilet with push button flush.

**Outside**



To the front of the property is a generous gravel drive providing off road parking for multiple vehicles and three small, well tended lawns with shrub borders. A concrete path leads past the oil central heating boiler and under the carport to the rear garden which is laid to lawn and enclosed by timber fencing. There are two patio seating areas, outside tap and timber storage shed.



**Car Port 14'6" x 13'6" (4.44m x 4.12m)**



**Property Postcode**

For location purposes the postcode of this property is: PE11 4TD

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks

for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold  
 Council tax band: B  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: Scottish Power  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Oil central heating  
 Heating features: No  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Car port  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs -

flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: E54

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

These particulars, whilst believed to be accurate



are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





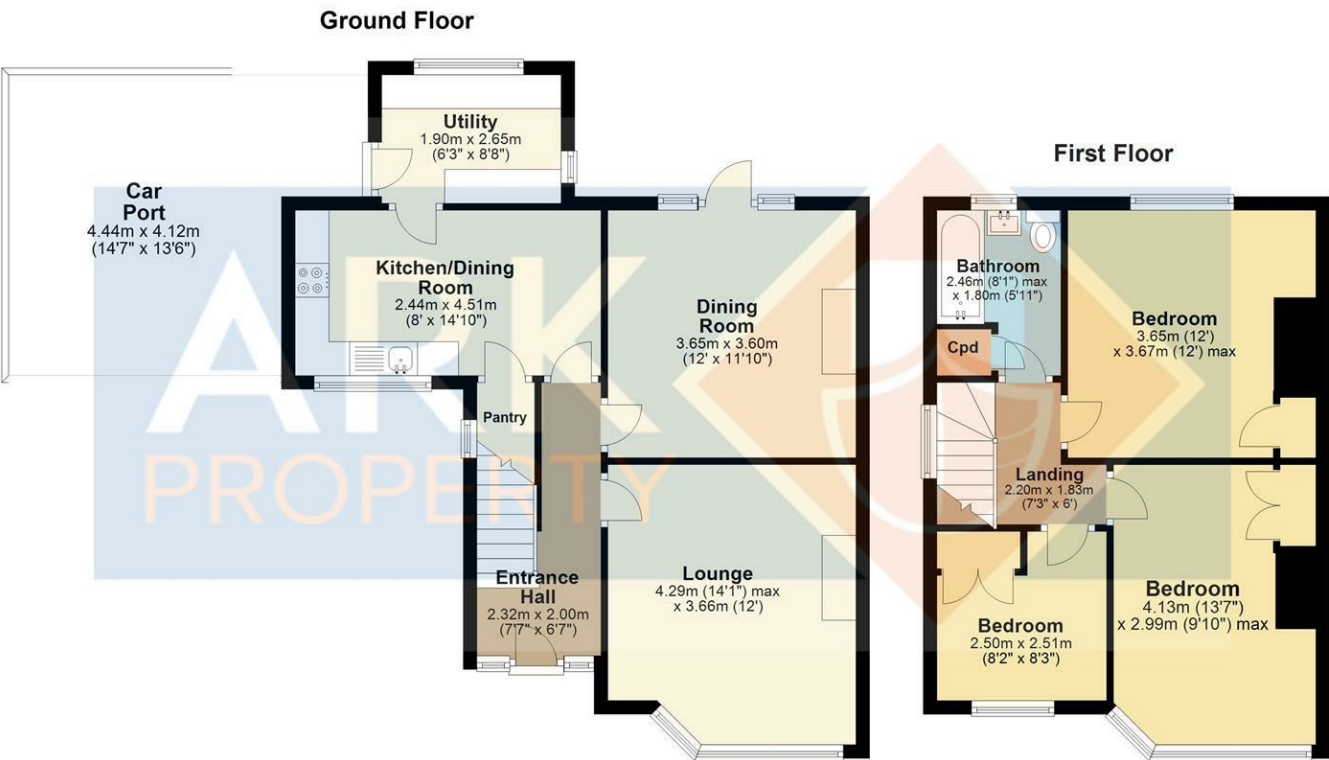






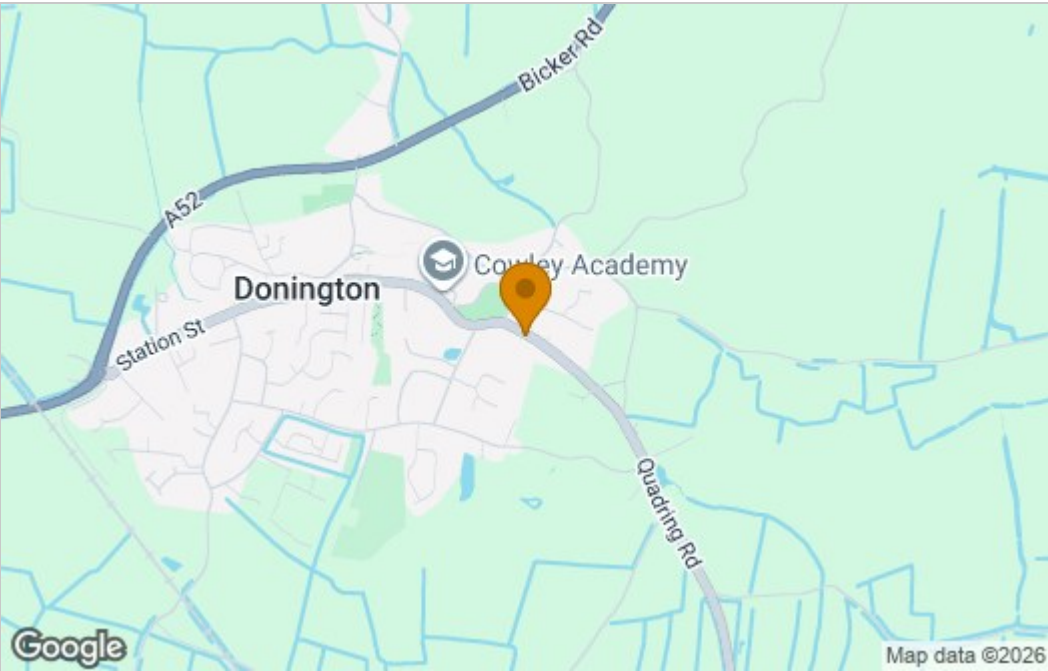


Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

