



Northorpe Road, Donington Spalding PE11 4XU

welcome to

Northorpe Road, Donington Spalding

Three bedroom detached bungalow, OUTSKIRTS OF POPULAR VILLAGE. Two open plan reception rooms & modern kitchen. FAMILY BATHROOM WITH FOUR PIECE SUITE. Off road parking & timber garage to the front, FULLY ENCLOSED LOW MAINTENANCE PLOT



Entrance Hall

Having door to bedroom 2 and door to:

Dining Room

13' 9" x 11' 11" (4.19m x 3.63m)

Having Bay window to front, laminate flooring and open plan access to:

Lounge

10' 11" x 15' 10" (3.33m x 4.83m)

Fitted log burner with brick fireplace, laminate floor and doorway to:

Kitchen

13' 3" x 8' 6" (4.04m x 2.59m)

Having a range of wall and base units, work surfaces and a single bowl ceramic sink. Integrated electric oven, grill, five ring gas hob, stainless steel extractor and wine fridge. Space for dishwasher, door to bedrooms 1 and 3, door to bathroom, door to rear porch and door to:

Pantry

3' 10" x 7' 9" (1.17m x 2.36m)

Having fitted base units and wall mounted gas boiler.

Conservatory

5' 4" x 8' (1.63m x 2.44m)

With tiled floor, space for freezer, door to rear garden and door to:

Utility

5' 1" x 4' 6" (1.55m x 1.37m)

Having space for washing machine, tumble dryer and fridge freezer. Tiled floor

Bedroom 1

13' 9" x 11' (4.19m x 3.35m)

With Bay window to front

Bedroom 2

10' 11" x 11' (3.33m x 3.35m)

Laminate flooring

Bedroom 3

9' x 7' 9" (2.74m x 2.36m)

Bathroom

6' 11" x 7' 7" (2.11m x 2.31m)

Comprising four piece suite of WC, pedestal sink, bath with shower attachment and shower cubicle with electric shower. Extractor

Outside

To the front of the property there are double timber gates leading to a gravel and concrete driveway providing ample parking, as well as giving access to a timber garage. A side gate leads to the rear garden that is fully enclosed by timber fencing and hedging and is low maintenance in its entirety, with gravel and slate borders

Timber Garage

14' 8" x 7' 3" (4.47m x 2.21m)

Having double timber doors to the front and power



view this property online williamhbrown.co.uk/Property/SDG113171



welcome to

Northorpe Road, Donington Spalding

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- TWO RECEPTION ROOMS & MODERN KITCHEN
- FAMILY BATHROOM WITH FOUR PIECE SUITE
- OFF ROAD PARKING & TIMBER GARAGE
- LOW MAINTENANCE & FULLY ENCLOSED PLOT

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£235,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113171



Property Ref:
SDG113171 - 0009

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk