



## 14 Chestnut Avenue, Donington, PE11 4XH

**£190,000**

- Recently renovated throughout
- Popular quiet location
- Great size rear garden
- Ample off road parking leading to single garage
- Within easy access of local amenities
- Neutral decor throughout
- New kitchen and bathroom
- New carpets and flooring throughout
- Sold with no chain

This is fantastic opportunity for anyone looking for a move-in-ready home! A three-bedroom semi-detached property in a popular area, recently renovated, is bound to attract attention—especially with no forward chain and no work needed. The added benefits of a driveway, garage, and a generously sized rear garden make it even more appealing. It would be perfect for first-time buyers or even small families. Think it would work for you? Get your viewing booked in today

#### Entrance hall

UPVC door to front. UPVC side panel. Radiator. Carpeted. Stairs to first floor.

#### Lounge/Dining Room 22'11" x 12'2" (7.00m x 3.72m)



UPVC window to front. Radiator. Carpeted. Understairs cupboard. UPVC window to rear. UPVC door to rear.

#### Kitchen 9'4" x 7'1" (2.85m x 2.17m)



UPVC window to rear. Matching wall and base units with worktops over. Stainless steel sink drainer with adjustable mixer tap over. Space for washing machine. Integrated oven and hob with extractor over. Space for fridge freezer. Tiled flooring. Tiled splash backs. Downlighters.

#### First Floor Landing 8'7" x 6'0" (2.64m x 1.83m)

Loft access. Built in airing cupboard housing the boiler.

#### Bedroom 1 11'11" x 8'9" (3.64m x 2.67m)



UPVC window to front. Radiator. Carpeted.

#### Bedroom 2 10'8" x 8'9" (3.26m x 2.69m)



UPVC window to rear. Radiator. Carpeted.

**Bedroom 3 8'8" x 6'3" (2.66m x 1.92m )**



UPVC window to front. Radiator. Carpeted. Built in storage cupboard.

**Shower Room 5'6" x 6'2" (1.69m x 1.89m)**



UPVC window to rear. Corner shower unit with chrome shower head over. Wash hand basin with chrome mixer tap and built in vanity unit. Toilet. Herringbone flooring. Heated towel rail. Extractor fan. Spot lighting.

**Outside**

Front: Pathway leading to front door. Lawn area. Gravel driveway leading to garage. Gated access to rear.

Rear: Enclosed by timber fencing. Patio area. Lawn area. Green house. Timber shed.

**Garage 17'4" x 8'3" (5.30m x 2.52m )**

Brick built garage with up and over vehicular door. Flat roof. Power and light connected.

**Property Postcode**

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

**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: Ovo

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas 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 Likely over Voice and Limited over 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 Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - medium. Rivers and the sea - very 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: C74

statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### **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**

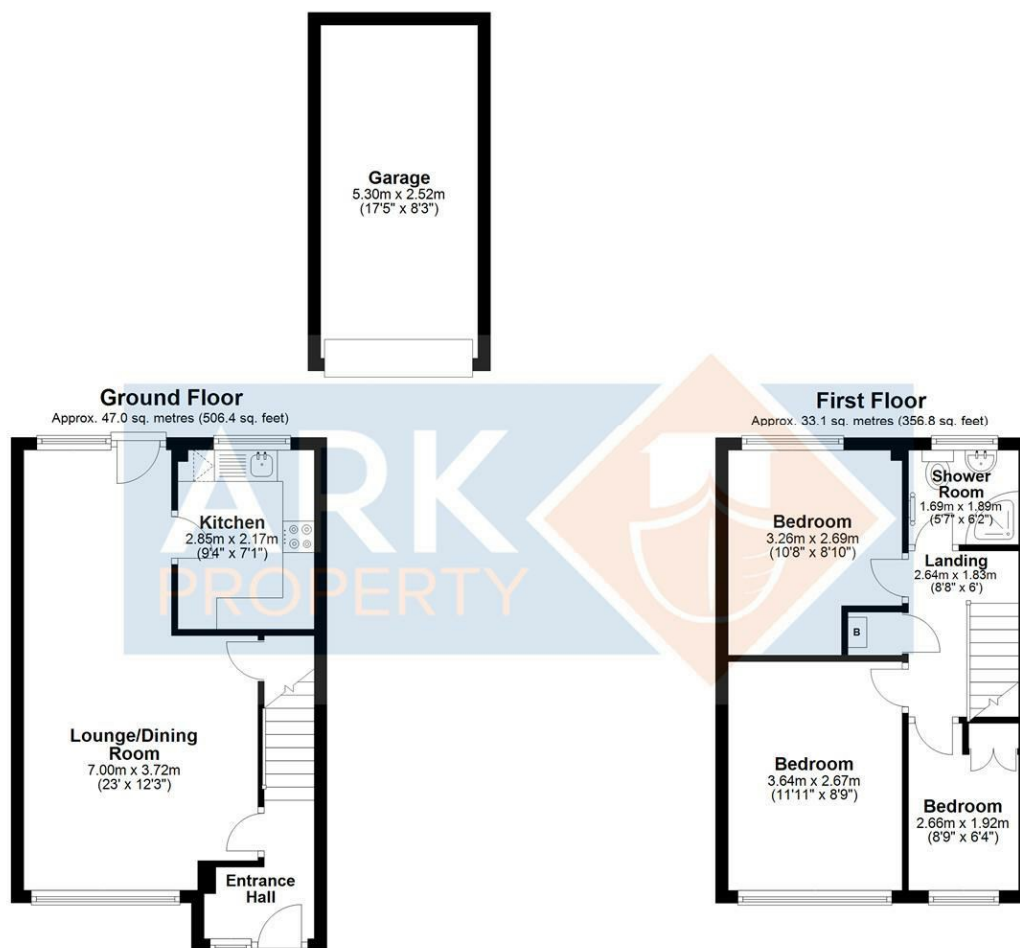
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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

## Floor Plan



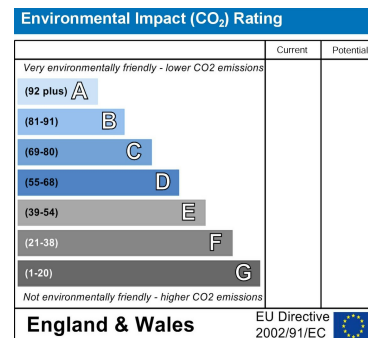
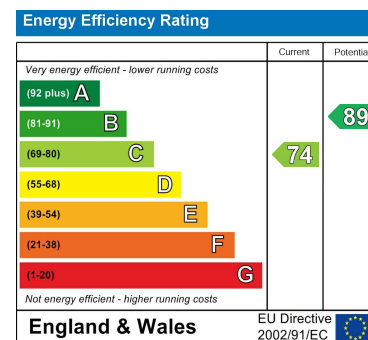
Total area: approx. 80.2 sq. metres (863.2 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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