



## 119 Towndam Lane, Donington, PE11 4TR

**£245,000**

- Spacious flowing layout
- Partially converted garage
- Large conservatory
- Two log burners
- Popular village setting
- Walking distance to local school and amenities
- En-suite to main bedroom
- Ample parking to front
- Low maintenance rear garden
- Must view to be appreciated

An outstanding home on Towndam Lane, featuring a stunning conservatory with a log burner and offering deceptively spacious, "Tardis like" accommodation, all within a short walk of the local school and village amenities.

The property boasts a generous, flowing layout including an open lounge diner, a well appointed kitchen breakfast room, a large and versatile conservatory, and a partially converted garage that now provides a practical and spacious utility room. Upstairs, there are three bedrooms, with the main bedroom benefiting from a neat en-suite. Externally, the home offers a low-maintenance rear garden and ample off-road parking to the front. Offered at a fantastic price, this is a wonderful opportunity, book your viewing today.

**Entrance Hall 16'4" x 6'6" (5.00m x 1.99m)**



UPVC door to front. Radiator. Stairs to first floor landing. Carpeted with built in mat well.

**Cloakroom**



UPVC window to front. Toilet. Wash hand basin with built in vanity unit. Radiator. Tiled flooring.

**Kitchen/Breakfast Room 12'11" x 16'5" (3.95m x 5.01m)**



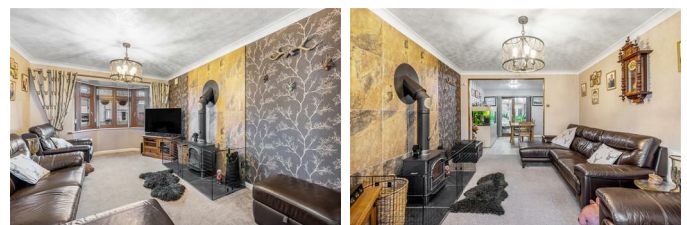
UPVC window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash backs. Space for cooker. Extractor hood. Space for fridge freezer. Space and plumbing for dishwasher. Tiled flooring. Radiator.

**Utility Room 15'9" x 8'0" (4.82m x 2.45m)**



Base and eye level units with work surface over. Space for fridge/freezer. Boiler. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Loftaccess.

**Lounge 13'1" x 10'11" (4.00m x 3.35m)**



UPVC bay window to front. Radiator. Wood burner with tiled hearth. Carpeted.

**Dining Room 10'0" x 9'10" (3.07m x 3.02m)**



French doors to rear. Radiator. Laminate wood flooring.

**Conservatory 16'2" x 18'9" (4.95m x 5.73m)**



Of brick and UPVC construction. French doors leading to patio area. Wood effect flooring. Wood burner.

**First Floor Landing 8'4" x 6'3" (2.56m x 1.93m)**



Doors to bedrooms and bathroom. Loft access. Airing cupboard with shelving. Carpeted.

**Bedroom 1 9'4" x 10'0" (2.85m x 3.07m)**



UPVC window to front. Radiator. Carpeted.

**En-suite 4'10" x 4'11" (1.48m x 1.51m)**



UPVC window to side. Radiator. Shower cubicle. Toilet. Wash hand basin. Fully tiled walls.

**Bedroom 2 8'7" x 10'10" (2.64m x 3.32m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 3 9'4" x 7'8" (2.85m x 2.34m)**



UPVC window to front. Radiator. Carpeted. Storage cupboard.

**Bathroom 5'4" x 6'9" (1.65m x 2.08m)**



UPVC window to rear. Radiator. Panelled bath with shower over and glass shower screen. Toilet. Wash hand basin. Fully tiled walls.

**Outside**



The front of the property has a driveway giving off road parking for several vehicles. The rear garden is enclosed by timber fencing. Lawn area. Extended patio area. Raised borders with shrubs. Timber shed.

**Property Postcode**

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

**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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Wood burner

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

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. 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: D57

### 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.

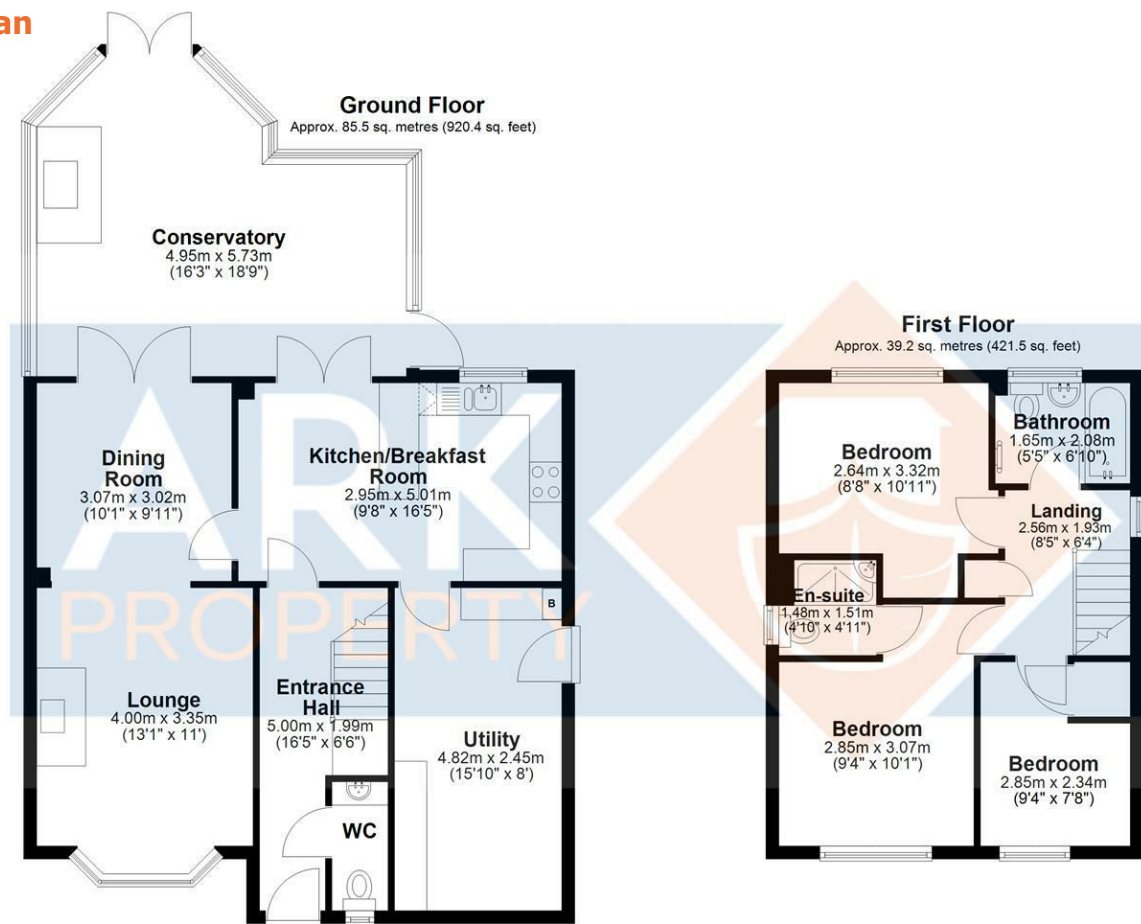
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

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



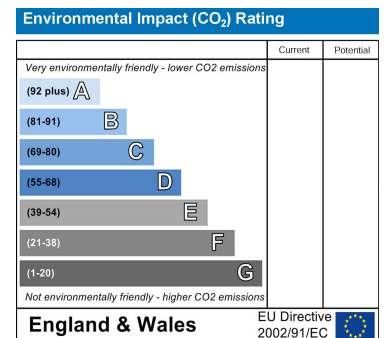
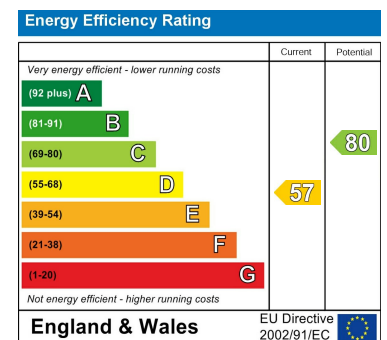
Total area: approx. 124.7 sq. metres (1341.9 sq. feet)

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



## Energy Efficiency Graph



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