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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 Mallard Hurn, Donington PE11 4XF

£200,000 Freehold – Open to Offers

- Large Semi-Detached Cottage
- Rural Location
- Ample Off-Road Parking
- Generous Sized Established Gardens
- 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms

CASH BUYERS ONLY – due to open cell spray foam in the loft.

Substantial extended semi-detached house. Re-rendered, UPVC windows, extensive off-road parking, generous sized gardens (extending to approximately 0.21 of an acre (STS)). Open views to the front and rear. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Glazed UPVC side entrance door opening into:

ENTRANCE PORCH/GARDEN ROOM

9' 0" x 4' 4" (2.75m x 1.34m) Dwarf rendered brick and UPVC construction with perspex roof and part glazed inner door opening into:

ENTRANCE HALL

11' 10" x 3' 9" (3.61m x 1.16m) Radiator, ceiling light, door to:

DINING ROOM

18' 5" x 11' 10" (5.63m x 3.63m) Dual aspect with UPVC windows to the front and side elevations, fitted carpet, ceiling light, telephone point.



FAMILY ROOM

23' 10" x 11' 10" (7.27m x 3.61m) overall Square central arch, beamed and textured ceiling, 3 radiators, 2 ceiling lights, 4 wall lights, telephone point.

KITCHEN

15' 4" x 8' 3" (4.69m x 2.54m) Range of base cupboards and drawers, one and a quarter bowl single drainer sink unit with mixer tap, tiled splashback, shelved pantry, glazed display cabinets, Rayburn (oil fired) and door leading into:



SITTING ROOM

13' 7" x 11' 11" (4.16m x 3.65m) minimum Traditional open fireplace with brick surround, raised hearth and display plinth, beamed and textured ceiling, UPVC window to the front elevation.

From the Kitchen further door to:

REAR LOBBY

6' 3" x 3' 8" (1.91m x 1.12m) Half glazed UPVC external entrance door, door to:



UTILITY/CLOAKROOM

5' 8" x 11' 7" (1.74m x 3.54m) Radiator, appliance space, worktop, shelving, UPVC window, separate WC and bracket hand basin with obscure glazed UPVC window (included within the overall room measurement).

Doors from the Dining Room and Sitting Room both lead to:

SMALL LOBBY

UPVC front window, carpeted staircase rising to:





FIRST FLOOR LANDING

Radiator, doors arranged off to;

MASTER BEDROOM

17' 3" x 12' 2" (5.28m x 3.73m) Access to loft space, radiator, recessed wardrobe with hanging rail, door to:

EN-SUITE BATHROOM

8' 9" x 4' 8" (2.67m x 1.44m) Three piece suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, UPVC window, glazed UPVC door opening on to the flat room extension.



BEDROOM 2

10' 5" x 9' 4" (3.20m x 2.87m) maximum Beamed and textured ceiling, ceiling light, radiator, UPVC window to the front elevation.

BEDROOM 3

12' 4" x 9' 0" (3.77m x 2.76m) maximum Including Airing Cupboard housing the modern hot water cylinder. UPVC window to the rear elevation, ceiling light, radiator.



BATHROOM

9' 5" x 7' 5" (2.89m x 2.27m) Three piece coloured suite comprising panelled bath, wash hand basin, low level WC, radiator, beamed and textured ceiling, ceiling light, UPVC window.





EXTERIOR

At the front of the property there is an area with shrubs and bushes and an extensive gravelled driveway and turning bay with multiple parking for numerous vehicles. Gated access to a continuation down the side of the property with gravelled areas, stepping stone pathway, modern oil storage tank, outside tap, small brick store. The gravelled area continues towards a lawned garden with extensive stocked borders, a variety of trees, plants, shrubs and bushes. The total site area is approximately 0.21 of an acre (subject to survey).

SERVICES

Mains water and electricity. Private drainage. Oil central heating. (understood to be a shared treatment plant for this and neighbouring properties).

DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road for 3.5 miles to Surfleet, turning left at the roundabout on to the link road. At the next roundabout take the second exit, proceed to Gosberton, straight up the High Street, through the village, on through Quadring and all the way through Donington to the roundabout at the far end, taking the first exit following the A52 (signposted Grantham). Shortly after passing the large layby on the left hand side, turn left at the crossroads into Mallard Hurn, the property is situated after half a mile on the left hand side.

AMENITIES

The village of Donington is 2 miles from the property and has a range of facilities including primary and secondary schools, shop, takeaways etc. The property is conveniently situated for access to the major towns of Boston and Spalding and Grantham.

AGENTS NOTE

We are advised the property has spray foam insulation in the loft which was installed as recent as 2023 (paperwork available) but we appreciate this may affect the mortgage ability.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S12035

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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