



**Goxhill Avenue, Donington Spalding PE11 4SZ**

**welcome to**

**Goxhill Avenue, Donington Spalding**

William H Brown are delighted to present this modern detached property, ideally located in the heart of Donington and within easy walking distance of a wide range of local amenities. These include both primary and secondary schools, a selection of shops, public houses, and takeaways.



## **Lounge**

17' 1" x 12' 6" ( 5.21m x 3.81m )

Having a modern style living area. French Doors to the rear garden. Carpeted flooring. Under stair cupboard.

## **Kitchen**

17' 1" x 9' 8" ( 5.21m x 2.95m )

Comprising of wall and base units. Integrated oven, four ring hob, extractor, One and a half stainless steel sink. Wooden work tops. Tiled flooring.

## **Bedroom One**

9' 9" x 9' ( 2.97m x 2.74m )

Comprising of carpeted flooring. Window.

## **Bedroom Two**

9' 9" x 7' 7" ( 2.97m x 2.31m )

Having carpeted flooring. Window.

## **Study**

10' 1" x 5' 6" ( 3.07m x 1.68m )

Comprising of a skylight. carpeted flooring.

## **Bathroom**

8' 8" x 6' 8" ( 2.64m x 2.03m )

Comprising of a three piece modern suite. Bath with shower oven. Heated towel rail. W/C. Sink. Vanity unit. Wood vinyl flooring. Frosted window.

## **Exterior**

Front: Graveled drive for approximately five cars..

Rear: Enclosed by fencing. Turfed.



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## Goxhill Avenue, Donington Spalding

- MODERN DETACHED PROPERTY
- 2 BEDROOMS
- OFF-ROAD PARKING
- MODERN BATHROOM SUITE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113194 - 0008

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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.



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