



BRADLEY JAMES

ESTATE AGENTS



2 Paddock Lane, Donington, Spalding, Lincolnshire, PE11 4FW

Asking price £179,950

- No chain
- En-suite to bedroom one
- Cloakroom
- Entrance hall
- Enclosed private rear garden
- Three bedrooms
- Open plan integrated kitchen diner
- Lounge
- Off road parking for two-three cars
- Walking distance to local schools and amenities

Nestled on Paddock Lane in the charming village of Donington, Spalding, this delightful semi-detached house presents an excellent opportunity for those seeking a modern and spacious family home. With no chain, this property is ready for you to move straight in and make it your own.

Upon entering, you are greeted by a welcoming entrance hall that leads to a comfortable lounge, perfect for relaxation. The heart of the home is the open-plan integrated kitchen diner, which boasts French doors that open onto the private rear garden, creating a seamless flow between indoor and outdoor living. A convenient cloakroom off the kitchen is ideal for guests, especially during summer barbecues.

The first floor features three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room for added privacy. The modern family bathroom serves the other two bedrooms, ensuring ample facilities for family and guests alike. Notably, the third bedroom is generously sized, avoiding the common issue of box bedrooms.

Externally, the property offers off-road parking for two to three vehicles, leading to an enclosed private rear garden. This outdoor space features two patio seating areas, perfect for entertaining, while the remainder of the garden is laid to lawn, providing a lovely area for children to play or for gardening enthusiasts to cultivate.

The location is particularly advantageous, as it is within walking distance to Donington's excellent amenities. Residents can enjoy the convenience of two Co-op shops, a Premier shop, a local pub, three fish and chip shops, two Chinese takeaways, a café, a butcher, and both primary and secondary schools.

This property is a wonderful blend of modern living and community convenience, making it an ideal choice for families or anyone looking to settle in a vibrant village atmosphere.

Management charge approx £300 a year



Council Tax Band: B



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator and power points.

Lounge

14'4 x 12'1

UPVC double glazed window to the front, radiator, power points, TV point, fuse box and under stairs storage cupboard.

Kitchen/Diner

15'7 x 12'0

UPVC double glazed window to the rear and UPVC double glazed French doors to the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over and a waste disposal unit, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, integrated electric oven and grill, integrated five burner gas hob with extractor over, wall mounted gas boiler housed in a kitchen cupboard, radiator, power points and skimmed ceiling with inset spotlights.

Cloakroom

UPVC double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over and tiled splashback, wall mounted heated towel rail, skimmed ceiling and extractor fan.

Landing

UPVC double glazed window to the side, loft hatch, power points, radiator and a built-in single storage cupboard.

Bedroom One

12'1 x 8'5 max

UPVC double glazed window to the front, radiator, power points and skimmed ceiling

Ensuite

UPVC obscured double glazed window to the front, separate shower cubicle fully tiled with a built-in mixer shower with a fixed showerhead and separate showerhead on a sliding adjustable rail, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bedroom Two

10'6 x 8'2

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

Bedroom Three

10'6 x 7'2

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

Bathroom

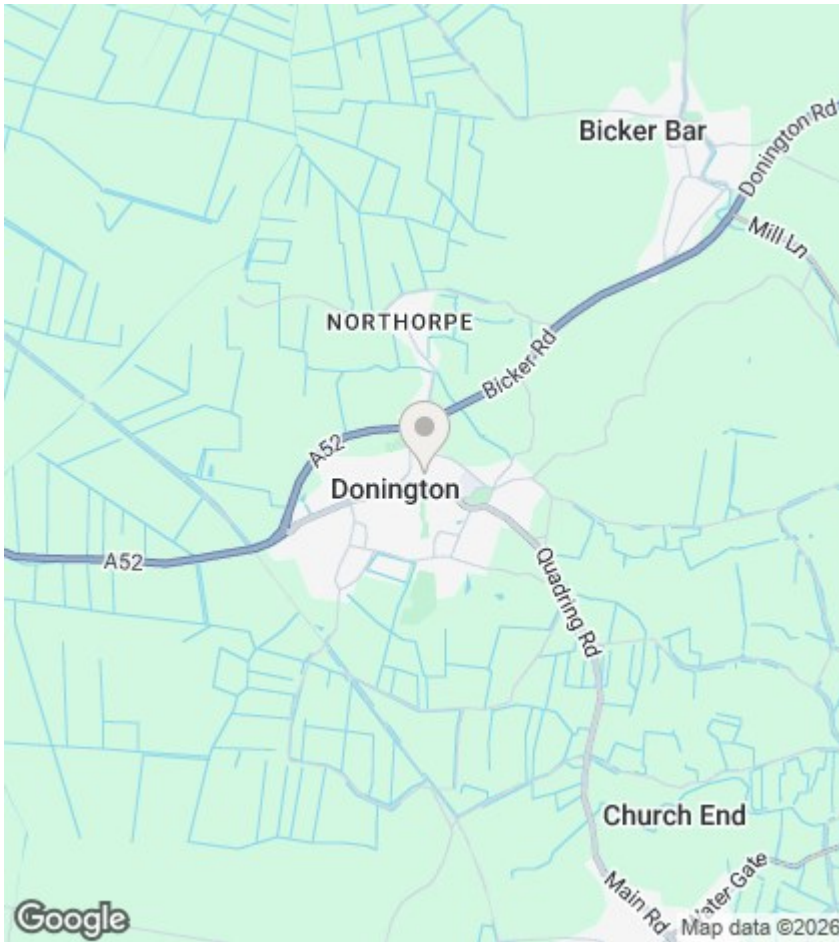
Panel bath with mixer taps over and a mixer tap shower, pedestal wash hand basin with mixer taps over and tiled splashback, WC with push button flush, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Outside

There is gravel off-road parking for 2 to 3 cars with side gated access leading to the rear garden which is enclosed by panel fencing. It has a patio seating area, the rest is laid to lawn, outside light, outside tap, another patio seating area in the left-hand corner and a shed.







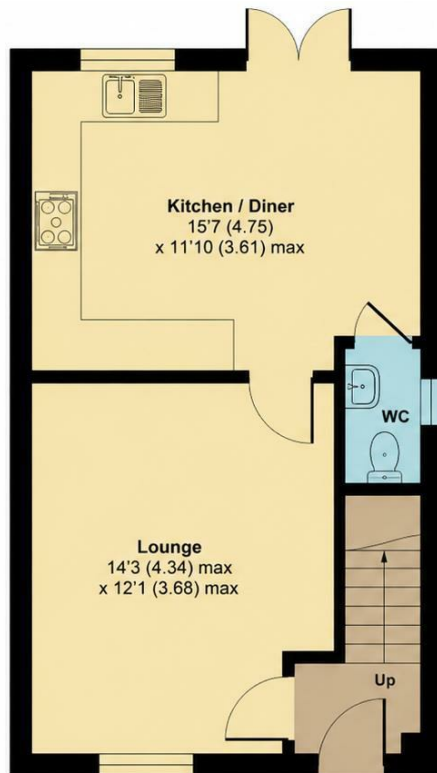
Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

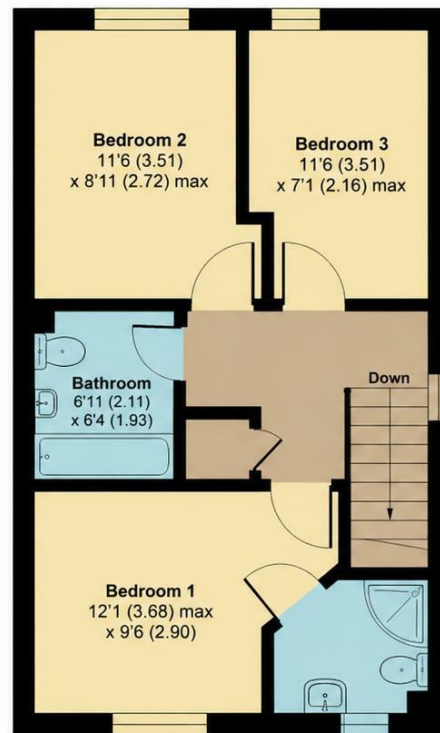
EPC Rating:

B

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 82 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



GROUND FLOOR



FIRST FLOOR

En Suite
Shower Room
5'11 (1.80)
x 4'11 (1.50)