



## 2A Goxhill Avenue, Donington, PE11 4SZ

**£175,000**

- Detached property
- Ample off road parking
- Modern kitchen
- Low maintenance rear garden
- Modern bathroom suite
- Village centre location
- Within walking distance of local amenities
- No forward chain

Priced to sell and ideally located within walking distance of the village centre and its local amenities, this fantastic property offers an excellent opportunity for buyers.

Beautifully presented, the home features a modern layout with two bedrooms and the added benefit of a separate study—perfect for home working or additional living space.

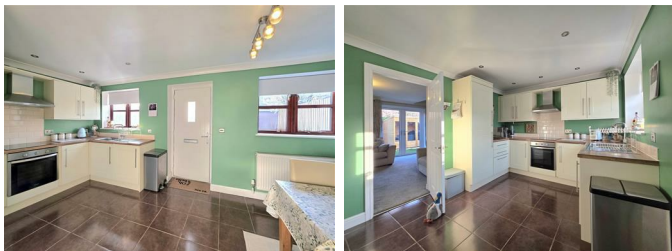
Offered to the market with no onward chain, this gem of a property is competitively priced and ready to move into. Early viewing is highly recommended—book yours today.

### Lounge 17'1" x 12'5" (5.23m x 3.81m)



French Doors to the rear garden. Radiator. Carpeted. Under stair cupboard.

### Kitchen 16'9" x 9'1" (5.11m x 2.79m)



Entrance door and windows to front. Matching wall and base units with worktops over. Sink unit with drainer and mixer tap. Tiled splash backs. Integrated oven. Four ring hob with extractor over. Tiled flooring.

### First Floor Landing



Doors to bedrooms and bathroom.

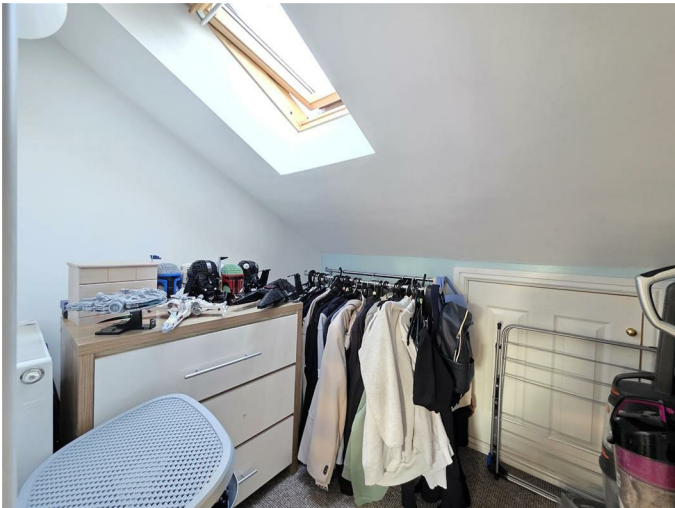
### Bedroom 1 9'6" x 9'1" (2.92m x 2.77m)



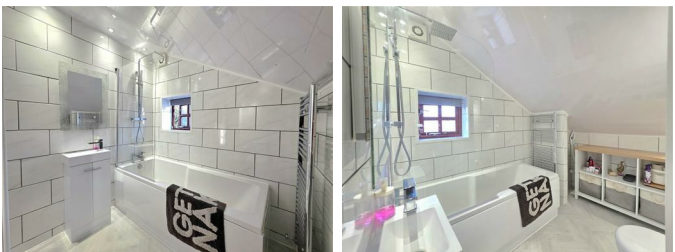
Window. Radiator. Carpeted.

**Bedroom 2 9'6" x 7'6" (2.90m x 2.29m)**

Window. Radiator. Carpeted.

**Study 9'1" x 5'4" (2.79m x 1.65m)**

Skylight window. Radiator. Carpeted.

**Bathroom 8'7" x 6'7" (2.62m x 2.01m)**

Window. Bath with shower over. Heated towel rail. Toilet. Wash hand basin set in vanity unit. Vinyl flooring.

**Outside**

The front of the property has a gravelled driveway providing off road parking. The rear garden is enclosed by timber fencing. Lawn area.

**Property Postcode**

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

**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: A

Annual charge: Not known

Property construction: Brick built  
Electricity supply: Not known  
Solar Panels: Not known  
Other electricity sources: Not known  
Water supply: Not known  
Sewerage: Not known  
Heating: Not known  
Heating features: Not known  
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: Not known  
Restrictions: Not known  
Public right of way: Not known  
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: Not known  
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
Accessibility and adaptations: Not known  
Coalfield or mining area: Not known  
Energy Performance rating: TBC

### 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.

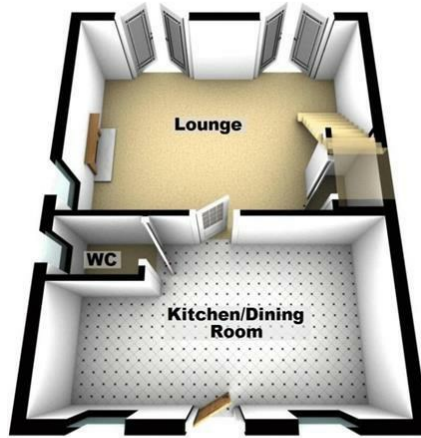
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

**Floor Plan**

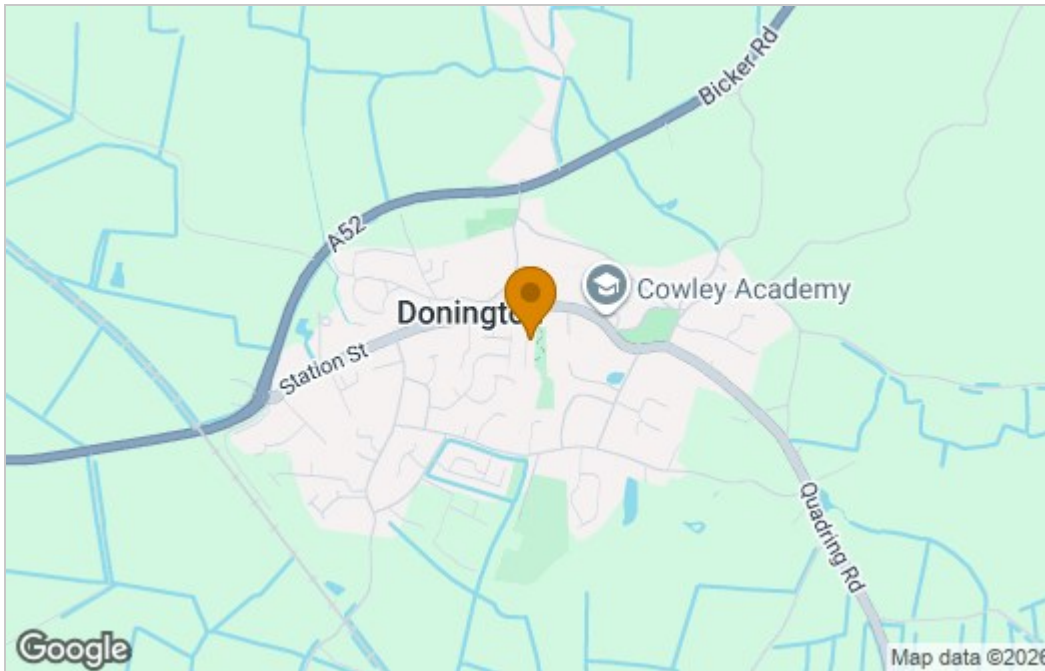
**Ground Floor**



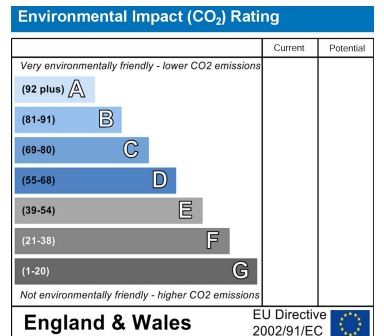
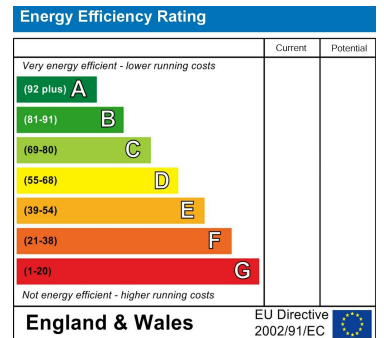
**First Floor**



**Area Map**



**Energy Efficiency Graph**



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