



15 Ash Court, Donington, PE11 4XJ

£210,000

- Extended three bedroom semi-detached home.
- Conveniently located close to Donington's amenities.
- Inviting entrance hall and spacious lounge.
- Kitchen, conservatory, and large ground floor wet room.
- Three bedrooms and family bathroom to the first floor.
- Off-road parking and enclosed rear garden with artificial lawn and patio area.

Extended Three Bedroom Semi-Detached House – Donington

This spacious and well-maintained three bedroom semi-detached home is ideally located close to Donington's local amenities. Extended to offer generous ground floor accommodation, the property features an inviting entrance hall, comfortable lounge, kitchen, bright conservatory, and a large modern wet room. Upstairs offers three bedrooms and a family bathroom. Outside, there is off-road parking to the front and a fully enclosed rear garden with artificial lawn and patio seating area, perfect for low-maintenance outdoor living.

Entrance Hall



Composite glazed entrance door. Two radiators. Laminate flooring. Wall mounted electric consumer unit. Stairs to first floor landing.

Lounge 12'11" x 12'9" (3.95m x 3.89m)



PVC double glazed window to front. Coving to ceiling. Radiator. Understairs storage cupboard. Fireplace with with capped off gas point.



Shower Room 8'9" x 6'9" (2.69m x 2.06m)



Skimmed ceiling. Extractor fan. Wet room flooring. Chrome heated towel rail. Close coupled toilet with

push button flush. Wall mounted wash hand basin with chrome taps and tiled splash back. Chrome thermostatic shower riser with rainfall head, hand held attachment and glass shower screen.



Kitchen 9'4" x 15'11" (2.87m x 4.87m)



PVC double glazed window to rear. Radiator. Laminate flooring. Coving to ceiling. Fitted with a matching range of base and eye level units with work surface and tiled splash back. Built in fridge/freezer. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for gas cooker. Built in boiler cupboard with mains gas central heating boiler. French doors opening to the conservatory.



Conservatory 9'0" x 15'6" (2.75m x 4.74m)



PVC double glazed and brick construction. Laminate flooring. Radiator. French doors opening to garden.

First Floor Landing 8'6" x 5'11" (2.60m x 1.81m)



PVC double glazed window to side. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 11'8" x 8'10" (3.58m x 2.70m)



PVC double glazed window to front. Radiator.

Bedroom 2 11'3" x 9'9" (3.45m x 2.98m)



PVC double glazed window to rear. Radiator.

Bedroom 3 8'7" x 6'9" (2.62m x 2.08m)



PVC double glazed window to front. Radiator.

Bathroom 5'6" x 6'10" (1.68m x 2.09m)



PVC double glazed window to rear. Laminate flooring. Chrome heated towel rail. Panelled bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Oversized wash hand basin with chrome mixer tap and tiled splash back set in wall mounted vanity unit.

Outside



To the front of the property is a gravel hard standing area with planted borders and concrete driveway providing off road parking. Pathway leading to the rear garden with gated access. The rear garden is enclosed by timber fencing and landscaped to include two patio seating areas with artificial lawn and planted borders. Timber storage shed. Outside cold water tap.



Property Postcode

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

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Ovo

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

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 Variable over Voice and Data. O2 is Variable 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: D55

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

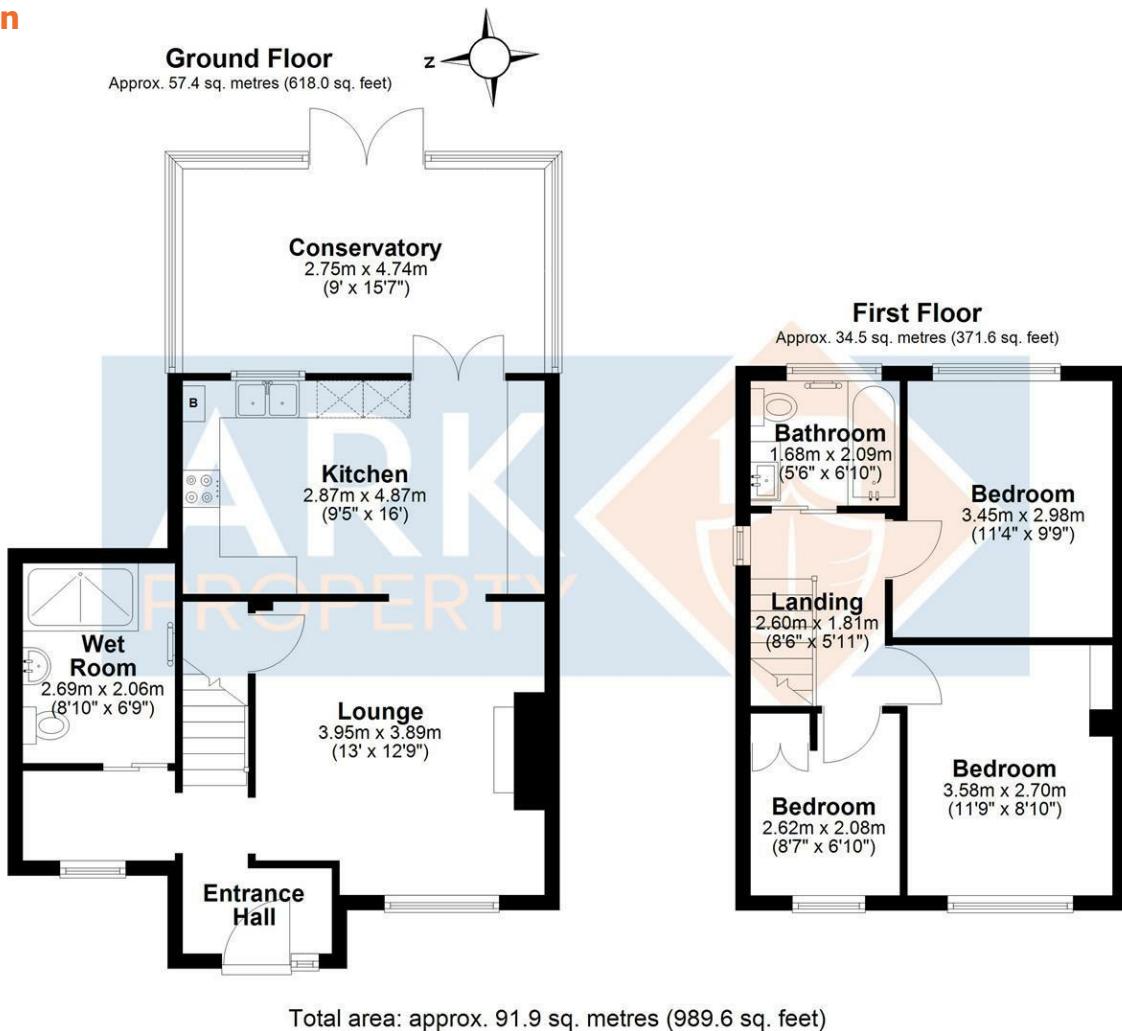
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

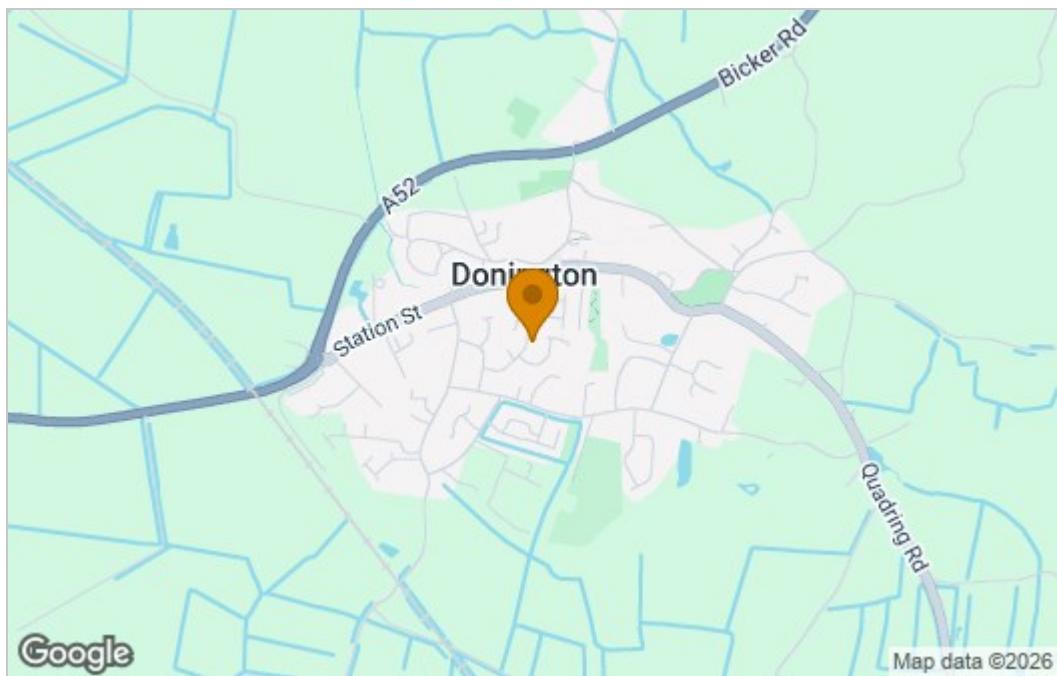
Disclaimer

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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>