



## 1 Highfield Road, Donington, PE11 4TS

**£210,000**

- Well-presented two bedroom detached bungalow.
- Located close to Donington's local shops, schools, and amenities.
- Spacious lounge and modern kitchen with separate utility room.
- Two bedrooms and a bathroom.
- Ample off-road parking.
- Low-maintenance, manageable rear garden.

## Two Bedroom Detached Bungalow – Donington

Situated within easy reach of Donington's local amenities, this well-presented two bedroom detached bungalow offers comfortable and convenient living. The property features an entrance hall, spacious lounge, well-appointed kitchen with adjoining utility room, two good-sized bedrooms, and a family bathroom. Outside, there is ample off-road parking and a manageable rear garden, ideal for low-maintenance outdoor enjoyment. A fantastic opportunity for those seeking single-storey living in a popular location.

### Entrance Hall

UPVC double glazed door to front. Coving to ceiling. Loft access. Radiator. Laminate flooring.

### Lounge 10'2" x 14'11" (3.11m x 4.56m)



UPVC windows to front and side. Coving to ceiling. Laminate flooring. Radiator. Electric fireplace with marble back and hearth and wooden surround.

### Kitchen 14'0" x 9'11" (4.27m x 3.04m)



UPVC double glazed window and door to side. Radiator. Vinyl flooring. Fitted with a matching range of base and wall units with toll edge work surfaces and tiled splashbacks. Stainless steel sink with drainer and chrome mixer tap over. Space and plumbing for dishwasher. Four ring electric hob with

extractor fan and built in electric oven and grill under. Built in pantry cupboard.

### Utility Room 5'6" x 6'6" (1.68m x 2.00m)



UPVC double glazed window to side. Vinyl flooring. Wall mounted main gas central heating boiler. Space for fridge/freezer. Space for washing machine.

### Bedroom 1 9'1" x 13'2" (2.77m x 4.02m)



UPVC double glazed window to rear. Radiator.

### Bedroom 2 11'1" x 10'0" (3.38m x 3.07m)



UPVC window to front. Coving to ceiling. Radiator.

**Bathroom 8'2" x 10'10" (2.50m x 3.32m)**

UPVC double glazed windows to rear. Radiator. Extractor fan. Laminate flooring. Partially tiled walls. Chrome wall mounted heated towel rail. Fitted panelled bath with chrome taps over and thermostatic shower riser, rainfall head and hand held attachment. Concealed cistern toilet. Wash hand basin with chrome mixer tap set in vanity unit with built in storage. Built in airing cupboard.

**Outside**

To the front of the property there is a lawn area with shrub borders and a concrete driveway providing off road parking. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn with a patio seating area. Timber storage shed. Outside store. Cold water tap.

**Property Postcode**

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

**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: Eon Next

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 Variable 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: 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: D59

**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

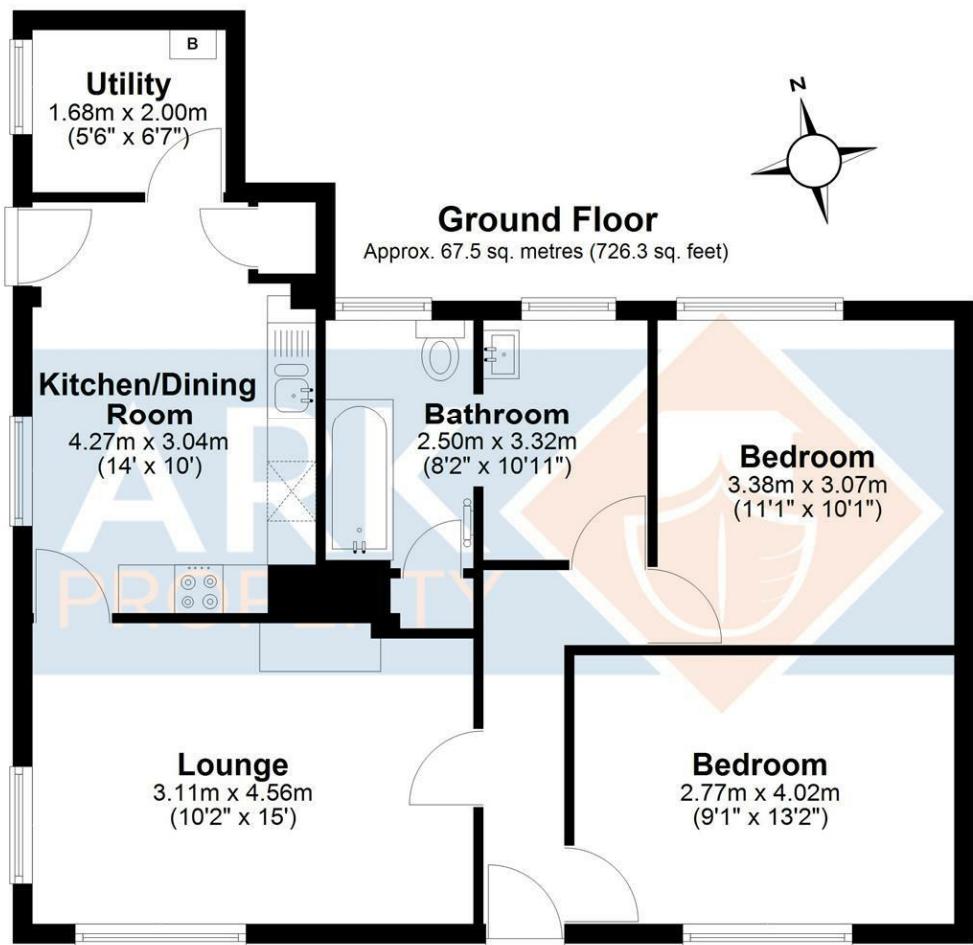
are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

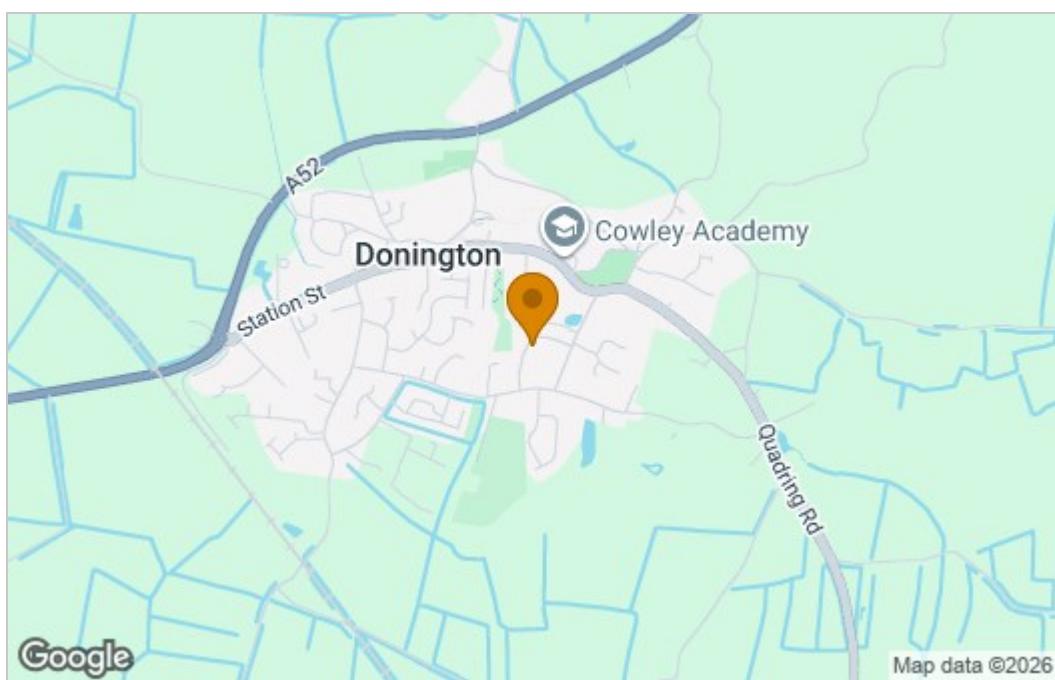
**Disclaimer**

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

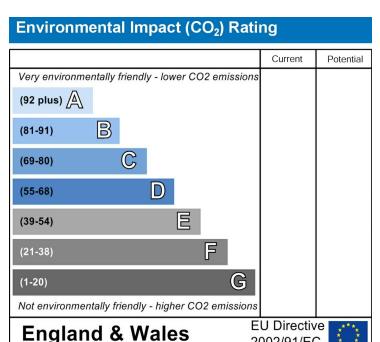
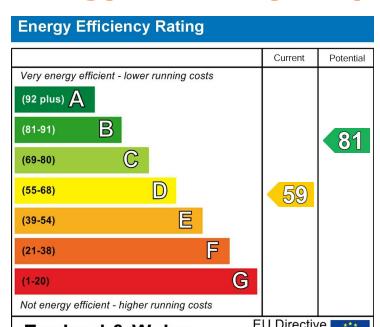
## Floor Plan



## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

