



BRADLEY JAMES  
ESTATE AGENTS



9B Church Lane, Donington, Spalding, PE11 4UD

Asking price £280,000

- No chain
- Double aspect lounge
- Spacious back plot
- Space for caravan and motorhome
- Front, side and rear gardens
- Three double bedrooms
- Kitchen diner
- Off road parking for at least 8 cars
- Solar panels
- Walking distance to local amenities

# 9B Church Lane, Spalding PE11 4UD

Nestled on Church Lane in the charming village of Donington, this delightful detached bungalow offers a perfect blend of comfort and convenience. With NO CHAIN, this property is ready for you to move in and make it your own.

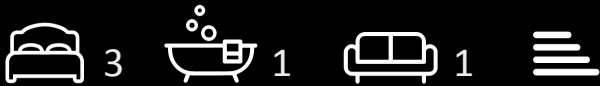
The bungalow boasts three generously sized double bedrooms, providing ample space for family or guests. The modern shower room is both stylish and functional, catering to your daily needs. The heart of the home is the spacious kitchen diner, ideal for family meals and entertaining friends. The bright lounge features a double aspect, allowing natural light to flood the room, and offers direct access to the rear garden through elegant doors.

Set on a substantial plot, this property benefits from extensive off-road parking, making it perfect for those with multiple vehicles, a caravan, or a motorhome. The carport leads to a remote-controlled garage, adding an extra layer of convenience. Additionally, two sheds provide ample storage for gardening tools or outdoor equipment.

The rear garden is a private oasis, perfect for relaxation or outdoor gatherings. Solar panels are installed, contributing to energy efficiency and reducing utility costs.

Location is key, and this bungalow is within walking distance to local amenities, including a Co-op that serves hot food, a fish and chip shop, and a variety of other shops in the centre of Donington, just a five-minute stroll away. Here, you will find another Co-op, a Premier shop with a post office, a welcoming pub, a butcher, and two Chinese takeaways and two fish and chip shops, ensuring all your daily needs are met.

This property is a wonderful opportunity for those seeking a peaceful lifestyle with easy access to local conveniences. Don't miss your chance to view this charming bungalow.



Council Tax Band: B



### Entrance Hall

UPVC double glazed front door into the entrance porch with UPVC double glazed windows to the front, tiled floor, go through another UPVC obscured double glazed internal door into the entrance hall which has a radiator, power points, storage cupboard with shelving, loft hatch with lighting and loft ladder.

### Lounge

21'1 x 14'6

Double aspect with a UPVC double glazed window to the front and a UPVC double glazed sliding patio door to the rear, radiator, power points, TV point and remote controlled fireplace.

### Kitchen Diner

17'8 x 11'4

UPVC double glazed window to the rear, UPVC double glazed door to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven with electric grill above, four burner gas hob with extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splashback, space and point for American fridge freezer, radiator and a boiler cupboard with wall mounted gas boiler.

### Bedroom 1

12'8 x 11'4

UPVC double glazed window to the rear, radiator, power points and TV point.

### Bedroom 2

13'3 x 9'8

UPVC double glazed window to the front, radiator, power points and TV points.

### Bedroom 3

13'3 x 9'7

UPVC double glazed window to the front, radiator, power points, TV point and telephone point.

### Shower Room

UPVC obscured double glazed window to the side, separate shower cubicle with an electric shower, vanity wash hand basin with mixer tap over, WC with push button flush and storage cupboards beneath and work surface over, half height tiled walls and radiator.

### Outside

The property is on a private back plot and is accessed via a gravel driveway. There is a vast amount of gravel off-road parking for numerous vehicles and a shed. There is space for a caravan and motorhome if needed, there is a carport which leads to the integral single garage. There is side gated access leading to the rear garden which is enclosed by hedging and is predominantly laid to lawn, another shed, patio seating area, outside tap and lights.

### Single Garage

21'1 x 8'7

Remote controlled electric roller door, power points, fuse box and the solar panel controls.







## Viewings

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

## EPC Rating:

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

## Ground Floor

Approx. 123.4 sq. metres (1328.0 sq. feet)



Total area: approx. 123.4 sq. metres (1328.0 sq. feet)