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Sales & Letting Agents



**14 Church Street, Holbeach, Lincolnshire, PE12 7LL**





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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL



Company Registration No: 5813080 VAT Reg No: 921 0444 66







# Malting Lane, Donington £199,995

  No Chain! Refurbished Three-Bedroom Detached Bungalow in Popular Donington Location   A fantastic opportunity to purchase this freshly redecorated three-bedroom detached bungalow, offered with no onward chain and ready for immediate occupation. Benefiting from new carpets throughout, a spacious lounge with dining area open plan to the kitchen, family bathroom, garage, and off-road parking, this home offers comfortable single-level living with scope to modernise the bathroom to your own taste

This attractive **three-bedroom detached bungalow** in the popular village of Donington has been redecorated throughout and benefits from **brand-new carpets**, creating a fresh and welcoming home ready for immediate occupation. 

The accommodation offers comfortable single-level living, featuring a spacious **lounge with dining area open plan to the kitchen**, providing a practical and sociable space for both everyday living and entertaining.   The property also benefits from **three bedrooms** and a **family bathroom**.

Outside, there is **off-road parking and a garage**, adding valuable practicality and storage space.  


The bathroom presents an excellent opportunity for a new owner to add their own style and create a space tailored to their taste, while the remainder of the property is ready to enjoy from day one.  

For added peace of mind, the property benefits from a **current Electrical Installation Condition Report (EICR)**, providing reassurance regarding the electrical installation.



Offered with **no onward chain**, this bungalow is ready to go, making it an ideal choice for downsizers, families, first-time buyers, or investors alike.

 **Offering great value at just £199,995**, opportunities like this are becoming increasingly difficult to find.

 **Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!**

## Accommodation Comprises:

PVCu double glazed entrance door with matching side panel, door to:

Entrance Hall

Radiator, telephone point, broadband point, coving to ceiling with smoke detector, access to insulated loft space.

Kitchen 3.46m (11'4") x 2.84m (9'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted double oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to side, PVCu double glazed entrance door to side, open plan to:

Dining Area 2.77m (9'1") x 2.69m (8'10")

PVCu double glazed window to front, radiator, two wall lights, coving to ceiling, opening to:

Lounge 4.20m (13'9") x 3.46m (11'4")

PVCu double glazed window to front and side, radiator, TV point, two wall lights, central heating thermostat, coving to ceiling.

Main Bedroom 3.79m (12'5") x 2.87m (9'5")

PVCu double glazed window to rear, radiator.

Bedroom 2 3.63m (11'11") x 3.29m (10'10")

PVCu double glazed window to side, radiator.

Bedroom 3 3.15m (10'4") x 2.33m (7'8")

PVCu double glazed window to side, radiator.





Family Bathroom

Fitted with three-piece coloured suite comprising deep panelled bath with independent mains shower, shower curtain, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, PVCu opaque double glazed window to side, radiator, laminate flooring, storage cupboard with shelving.

Garage 5.02m (16'6") x 2.69m (8'10")

Brick built single garage, up and over door, power and lighting connected.

### Outside

The property enjoys an attractive frontage, enclosed by mature hedging and timber panel fencing, with a well-maintained lawn complemented by established flowers and shrubs  . A tarmac driveway provides generous off-road parking  and leads to the single garage .

A side gate gives access to the enclosed rear garden, which is bordered by timber fencing for added privacy 🗝️. Designed for low-maintenance enjoyment, the garden is predominantly paved 🌞 and benefits from an outside tap 🚰, external lighting 💡, and a useful garden store for additional storage 📦.

#### Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South. Continue along to the roundabout take your first exit on to the A17 at the second roundabout take your second exit staying on the A17, on the roundabout take the second exit, the turn left on to Mill Lane B1181 at the end of the road turn left on to Donington Road go to the roundabout take your first exit, then right onto Malting Lane where the property can be located on your right hand side. For the purpose of satellite navigation, the property postcode is: PE11 4XA.

#### Council Tax

Band B - £1,774.18 From April 2026 to March 2027.

EPC - D

#### Agents Notes:

**Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as requested by HMRC.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars.

They may, however, be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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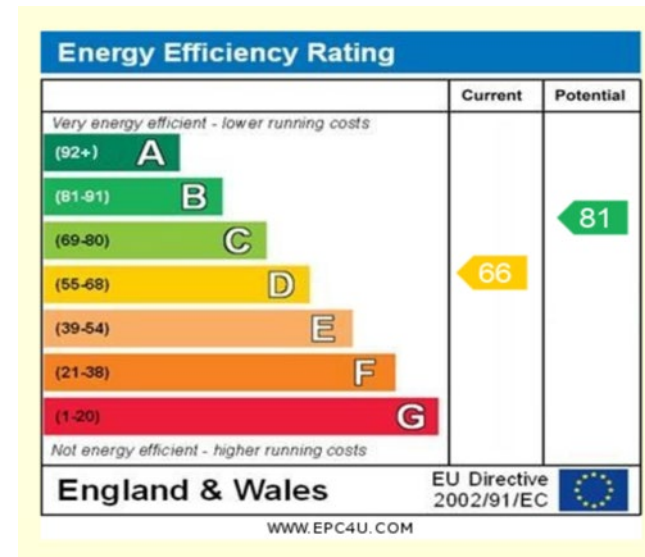
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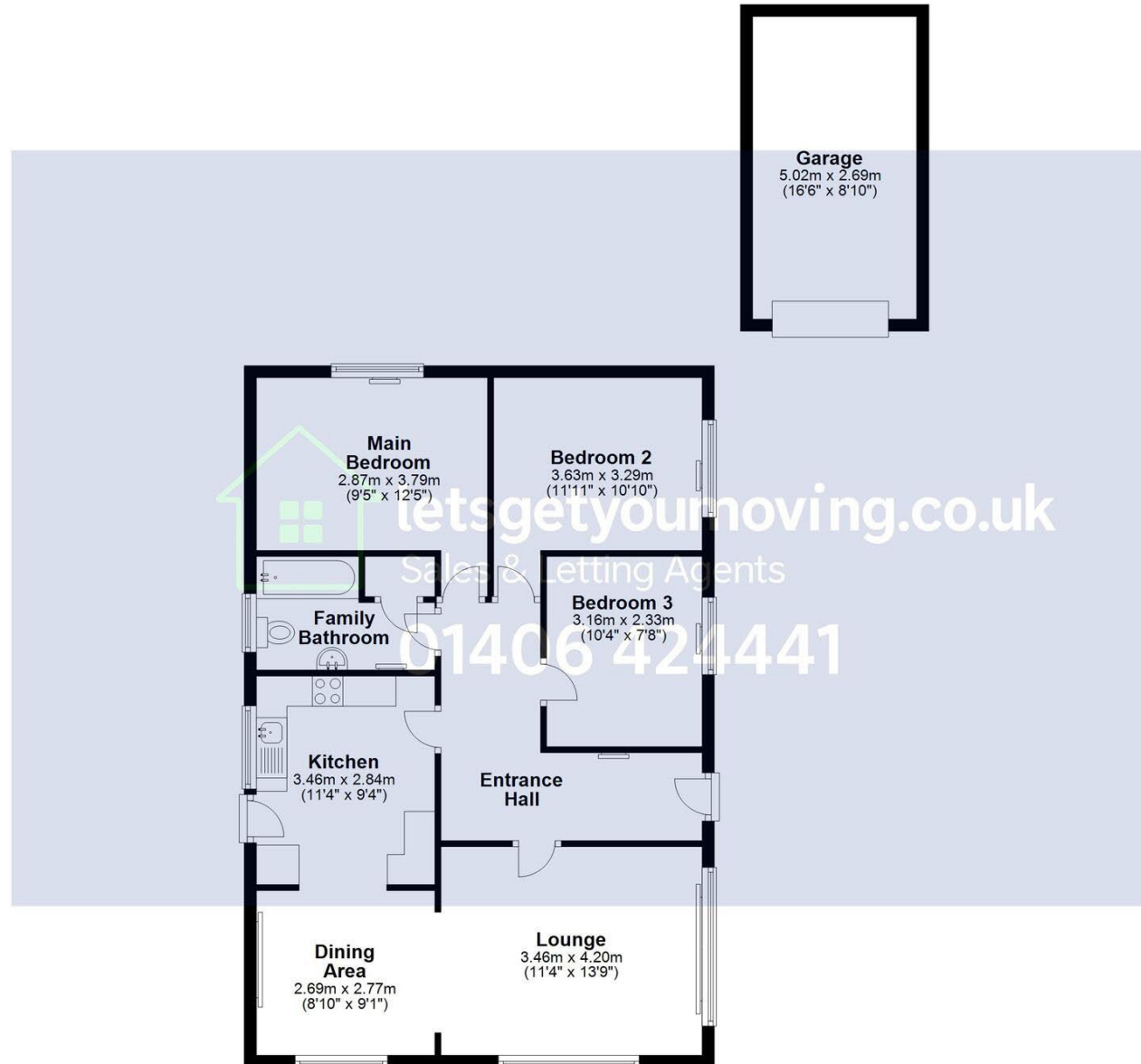
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### Ground Floor

Approx. 93.8 sq. metres (1009.5 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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The banner features a dark blue background with a green and white confetti effect. On the left, a large '20' is displayed with a green ribbon below it containing the years '2006-2026' and the text 'YEARS OF GETTING IT RIGHT'. On the right, the website 'letsgetyoumoving.co.uk' is shown above the text 'Customer focused since 2006' and 'give us a call anytime for your free valuation'. A green button with the phone number '01406 424441' is positioned on the far right.