



## 9 CHURCH STREET SPALDING, PE11 4UA

**£325,000  
FREEHOLD**

A charming and versatile character home with four bedrooms, three reception rooms, and a stunning kitchen/diner. At the rear, a fully equipped detached studio offers the perfect home office or creative workspace, alongside a substantial 27ft workshop with power and lighting. With utility spaces, a low-maintenance garden, basement storage, and off-road parking, this is a home designed for both living and working in style.

Guide price £325,000 - £350,000

# 9 CHURCH STREET

- Character-filled family home with period features throughout
- Large kitchen/diner with bay window, range cooker, and built-in seating
- Three versatile reception rooms including snug and lounge with multi-fuel burner
- Four bedrooms plus a generous family bathroom with cast iron bath
- Detached, high-quality studio – ideal for office or creative workspace
- Studio includes air conditioning, WC, kitchenette, and mezzanine
- Substantial 27ft workshop with power, lighting, and workbenches
- Basement storage, utility room, and additional rear porch
- Low-maintenance garden with decking, patio, and wood store
- Gravel driveway



## Top 10 Reasons to Buy This Home in Donington, Linc

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### Versatile Detached Studio

A rare find – a fully self-contained studio with air conditioning, WC, kitchenette, and mezzanine, ideal as a home office, creative space, or business base.

### Impressive 27ft Workshop

Perfect for tradespeople, hobbyists, or storage – fully powered with lighting, benches, and double access doors.

### Charming Character Throughout

Enjoy period features like oak beams, quarry tiled floors, sash windows, and a cosy inglenook fireplace, blending charm with comfort.

### Spacious Family Living

With four bedrooms and three reception rooms, there's plenty of space for the whole family to spread out and enjoy.

### Stylish Kitchen/Diner

The heart of the home, with a bay window, built-in seating, range cooker, integrated appliances, and oak finishes.

### Low-Maintenance Garden

Gravel and decking areas offer the perfect balance of outdoor enjoyment without high upkeep, plus gated access and wood stores.

### Ideal for Remote Work or Business Use

Run a business, create, or consult from home in a truly professional, private environment – separate from main living areas.

### Plenty of Storage

Basement room, utility, loft access, and fitted cupboards throughout mean clutter-free living is easily achievable.

### Move-In Ready & Well-Maintained

Beautifully presented throughout with modern comforts, soft-close cabinetry, USB ports, and energy-efficient lighting.

Located in a Thriving Lincolnshire Village  
Donington offers excellent schools, strong community spirit, great amenities, and easy access to major transport routes – the best of village life with town connections.

## ABOUT THIS HOUSE

A Home with Real Character – and Space to Work, Create & Grow

Full of warmth, style and versatility, this charming

family home is beautifully finished throughout and offers something truly unique: a detached, purpose-built office/studio and a substantial 27ft workshop, perfect for professionals, creatives, or those running a business from home.

### Main House – Character Features, Modern Comforts

Entrance Hallway – 3'4" x 13'5" (1.02m x 4.09m)  
Welcoming and full of charm with quarry tiled flooring, inset LED lighting, fitted cupboard, and a striking solid oak internal window into the lounge.

### Kitchen/Diner – 13'7" x 14'7" (4.15m x 4.47m into bay)

A stunning and sociable space with a sash bay window, oak beams, and a brick inglenook fireplace. Fitted with a Leisure range cooker, integrated Kenwood dishwasher and Beko fridge, soft-close units, tiled splashbacks, built-in seating, and USB points – this kitchen blends period charm with smart functionality.

### Reception Rooms

Reception Room 2 – 11'2" x 18'1" with multi-fuel burner, beamed ceilings, and connection to both the lounge and snug.

### Lounge – 12'7" x 12'11" with dual-aspect sash windows, shelving, and quarry tiled floors.

Snug/Sun Room – 8'8" x 14'6", ideal as a garden room or relaxed reading space.

### Utility Room – 8'2" x 11'0" offers generous additional storage and workspace.

Rear Porch – 3'6" x 11'6" with garden access and plumbing for laundry appliances.

### Upstairs Accommodation

Master Bedroom – 12'11" x 12'9" with two walk-in wardrobes, built-in dressing table, USB and TV points.

### Three Further Bedrooms – all with period-style sash windows and central heating.

Family Bathroom – 8'4" x 11'8" with a cast iron bath, pedestal basin, WC, storage cupboard and combination boiler.

### A Rare Work-from-Home Setup – Purpose-Built Studio

Positioned privately at the rear of the garden, the studio office is a fully insulated, high-quality workspace designed for professional use.

### Studio Office – 9'9" x 14'5" (2.98m x 4.40m)

Vaulted ceiling, air conditioning (hot/cold), tiled flooring

### Mezzanine storage area

Shelving, power points, separate consumer unit

Ideal for: remote working, creative design, content creation, consulting, or small business use

Also includes a WC and sink area, plus a kitchenette-style utility section with gas propane boiler – making it highly self-sufficient without being classed as living accommodation.

This is an inspiring space to work from, away from the main house but still within the comfort of your own grounds.

Outstanding Workshop – 27'1" x 21'0" (8.27m x 6.42m)

A standout feature for any tradesperson, engineer, or hands-on hobbyist.

Double wooden doors for easy access

Power, lighting, consumer unit

Three work benches, strip lighting, and a radiator

Secure and spacious enough for serious projects, storage, or even light commercial use

### Exterior & Garden

Gravel driveway for off-road parking

Basement storage area: 8'5" x 11'8" with power and pump

Raised decking with lighting, block-paved patio, wood store, water butt, and garden shed

Rear garden laid to gravel for easy maintenance, with mature shrubs and secure fencing

More Than a Home – A Lifestyle That Works for You

This exceptional property is as practical as it is characterful. With flexible living space, a purpose-built professional-grade studio, and a high-spec workshop, it's ideal for anyone looking to balance home life with creative or business ambitions.

## ABOUT THE AREA

Donington is a highly desirable village in South Lincolnshire, offering the perfect blend of rural charm, rich heritage, and modern convenience. Best known as the birthplace of explorer Captain Matthew Flinders, the village is steeped in history, with the striking 240-ft spire of St Mary and the Holy Rood Church standing proudly at its heart.

This vibrant community has everything you need for day-to-day living, including a Co-op, butcher, baker, popular pub, independent shops, and a local

library hub. Families are well served by a respected primary school and the well-regarded Cowley Academy, making Donington a popular choice for those seeking a quieter pace of life without compromising on education or amenities.

The village also boasts a strong community spirit, with events, youth initiatives, and plenty of green space to enjoy. For commuters, Donington offers excellent access to the A52, A16, and A17, with nearby rail links in Spalding and Boston providing convenient connections to larger towns and cities.

Whether you're looking to put down roots, raise a family, or simply enjoy a more relaxed lifestyle, Donington is a place where village charm meets everyday practicality – a truly wonderful place to call home.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 64.7 sq. metres (696.8 sq. feet)  
Outside 9 Church

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The floorplans are for general guidance only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrix 2022.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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