



Adze Cottage Station Street, Donington Spalding PE11 4UQ

welcome to

Adze Cottage Station Street, Donington Spalding

Situated in the heart of Donington, this Grade II listed four bedroom detached thatched cottage is within walking distance of a range of amenities including schools, shops, takeaways and an excellent pub. Having a good sized lounge with open fireplace, kitchen and utility room, the property further benefits from four bedrooms, a family bathroom and an additional shower room. Externally there is a fully enclosed rear garden with timber built office space and a substantial solid wooden shed. Whilst the property would benefit from some cosmetic updating, it represents a chance to own a historical part of a highly sought after village with the building being originally used as a coal merchants. Viewing is highly advised!!





Entrance Hall

Lounge

15' 4" x 18' 9" (4.67m x 5.71m)

Kitchen

15' 1" x 15' 5" (4.60m x 4.70m)

Utility Room

Shower Room

7' 8" x 3' 9" (2.34m x 1.14m)

Bedroom One

9' 3" x 13' 7" (2.82m x 4.14m)

Bedroom Two

8' 3" x 9' 8" (2.51m x 2.95m)

Bedroom Three

8' 5" x 9' 8" (2.57m x 2.95m)

Bedroom Four

9' 11" x 8' 3" (3.02m x 2.51m)

Bathroom

5' 10" x 9' 9" (1.78m x 2.97m)

Timber Office

10' 5" x 11' 7" (3.17m x 3.53m)

Outside

Agents Note

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- GRADE II LISTED FOUR BEDROOM DETACHED COTTAGE WITH THATCHED ROOF
- LARGE LOUNGE WITH OPEN FIREPLACE, VAULTED CEILING & EXPOSED BEAMS
- FAMILY BATHROOM & ADDITIONAL SHOWER ROOM
- FULLY ENCLOSED REAR GARDEN WITH OUTSIDE OFFICE & SUBSTANTIAL SHED
- WALKING DISTANCE TO VILLAGE AMENITIES

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

£315,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113389



Property Ref:
SDG113389 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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