



Orchard Close, Donington Spalding PE11 4TY

welcome to

Orchard Close, Donington Spalding

Three bedroom detached property, VILLAGE LOCATION & AVAILABLE WITH NO CHAIN. Two reception rooms, kitchen with pantry & utility. FAMILY BATHROOM & DOWNSTAIRS WC. Off road parking for 3-4 cars, SINGLE GARAGE & enclosed garden with OPEN VIEWS OVER NATURE RESERVE & FIELDS. Having gas central heating.



Entrance Hall

Having stairs to first floor, door to kitchen and door to:

Lounge

15' 1" x 12' 4" (4.60m x 3.76m)

Open plan access to:

Dining Room

11' 7" x 9' 9" (3.53m x 2.97m)

Having solid wood flooring

Kitchen

11' 7" x 8' 6" (3.53m x 2.59m)

Having a range of wall and base units, solid wood surfaces and a single bowl sink. Integrated electric oven, four ring gas hob and stainless steel extractor. Space for fridge, built-in under stair cupboard, door to utility and door to:

Pantry

4' 7" x 3' 5" (1.40m x 1.04m)

With fitted shelving and space for fridge freezer

Utility

5' 10" x 7' 11" (1.78m x 2.41m)

Having door to rear garden and door to:

Wc

3' 7" x 3' 6" (1.09m x 1.07m)

Comprising two piece suite of WC and sink, fully tiled walls

Landing

With loft access and doors off to all first floor rooms

Bedroom 1

14' 1" x 10' 11" (4.29m x 3.33m)

Bedroom 2

12' 8" x 10' 11" (3.86m x 3.33m)

Built-in airing cupboard with hot water tank

Bedroom 3

8' 10" x 7' 6" (2.69m x 2.29m)

Bathroom

6' 9" x 7' 5" (2.06m x 2.26m)

Comprising three piece suite of WC, sink and bath with shower over. Heated towel rail and tiled walls

Outside

To the front of the property there is a block paved and gravel driveway providing off road parking for 3-4 cars, as well as a side gate to the rear. Fully enclosed by timber fencing, the rear garden is in the majority laid to lawn with shrub borders and a block paved strip used for seating. The rear garden is approximately South East facing and benefits from open views to the rear over a nature reserve and fields. With in the garden there is a timber garden shed, an outside tap and outside electric

Garage

16' 1" x 8' 2" (4.90m x 2.49m)

Having up and over door, power and lighting. Wall mounted gas boiler and tap



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welcome to

Orchard Close, Donington Spalding

- THREE BEDROOM DETACHED PROPERTY IN SOUGHT AFTER VILLAGE
- OPEN VIEWS TO REAR OVER NATURE RESERVE & FIELDS
- TWO RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM & DOWNSTAIRS WC
- AMPLE PARKING, SINGLE GARAGE & FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113259 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williambrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williambrown.co.uk