



9 Holyrood Close

Donington, Spalding

Spacious Family Home on a Generous Plot in Popular Donington

Situated on a good-sized plot in the popular village of Donington, this detached family home offers well-proportioned accommodation comprising a porch, cloakroom, entrance hall, lounge and open-plan dining kitchen with adjoining utility room. To the first floor, the master bedroom benefits from an en-suite, alongside three further bedrooms and a family bathroom. Outside, ample off-road parking and a useful store are provided to the front, whilst the enclosed rear garden features a paved patio, lawn and summerhouse. Further benefits include gas central heating and double glazing. Donington offers a range of local amenities, including shops, schooling and everyday facilities, making it an appealing choice for families and those seeking village living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed entrance door through to the:

PORCH

With door to the entrance hall and further door to the:

CLOAKROOM

Having window to side elevation, radiator, close coupled WC and hand basin.

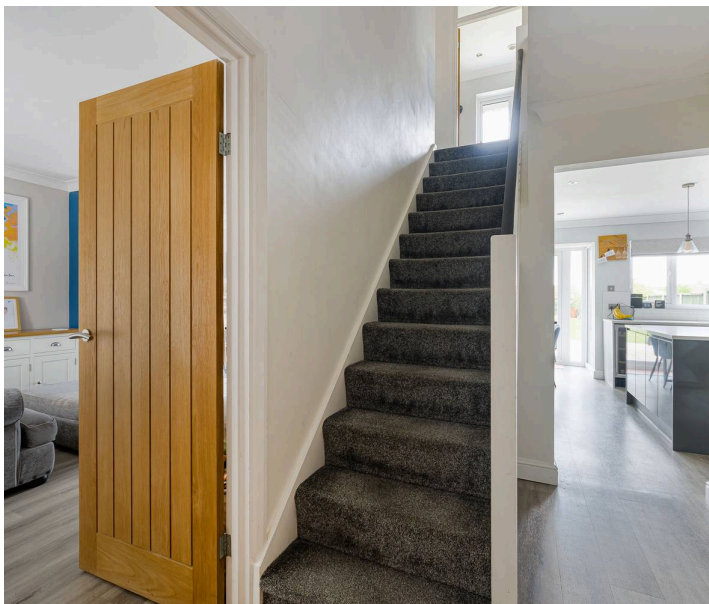
ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring and staircase rising to first floor.

LOUNGE

20' 11" x 11' 8" (6.38m x 3.56m)

(max) Having window to front elevation, french doors to rear elevation & garden, coved ceiling, two radiators, wood effect flooring, feature media wall with inset contemporary style electric fire & space for flatscreen TV over. Opening to the:



DINING KITCHEN

17' 1" x 12' 3" (5.21m x 3.73m)

(max) Forming two areas comprising:

DINING AREA

Having french doors with side windows to rear elevation & garden, coved ceiling with inset ceiling spotlights, vertical radiator, understairs storage cupboard and wood effect flooring. Flowing through to the:

FITTED KITCHEN AREA

Having window to rear elevation, coved ceiling with inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with quartz work surfaces & tiled splashbacks comprising: twin bowl undercounter sink with mixer tap inset to work surface, cupboards, integrated dishwasher & integrated wine cooler under. Work surface return with inset electric hob, cupboards & drawers under, cupboards & extractor over, tall units to side incorporating integrated electric double oven. Island unit with cupboards & drawers under. Opening to the:

UTILITY ROOM

8' 8" x 6' 6" (2.64m x 1.98m)

Having window & part glazed door to side elevation, coved ceiling with inset ceiling spotlights, work surface with space & plumbing for automatic washing machine under, range of tall units with space for american style fridge/freezer.





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FIRST FLOOR LANDING

Having coved ceiling with inset ceiling spotlights, access to roof space and built-in cupboard.

MASTER BEDROOM

15' 3" x 11' 0" (4.65m x 3.35m)

Having window to front elevation, coved ceiling and radiator.

EN-SUITE

Having window to side elevation, heated towel rail, wood effect flooring, fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.



BEDROOM TWO

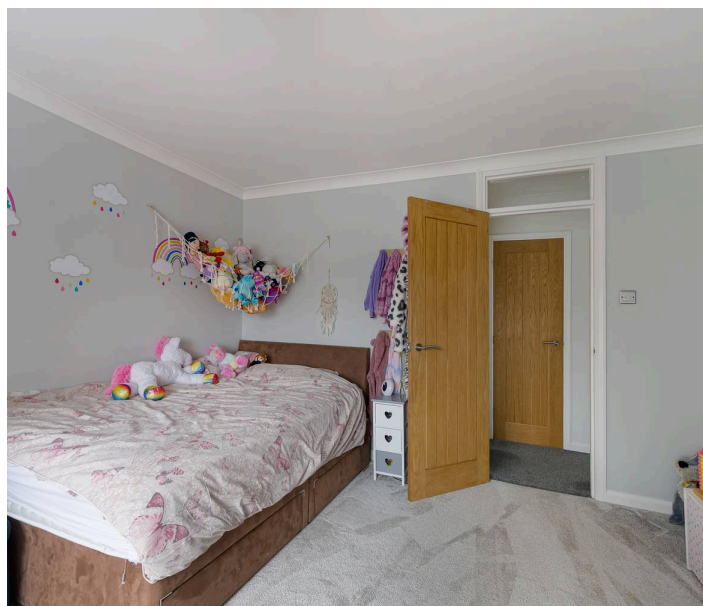
11' 8" x 11' 5" (3.56m x 3.48m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

11' 5" x 8' 9" (3.48m x 2.67m)

Having window to rear elevation, coved ceiling, radiator and wood effect flooring.





BEDROOM FOUR

9' 0" x 6' 9" (2.74m x 2.06m)

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, wood effect flooring, part tiled walls, extractor, bath with central mixer tap, close coupled WC and wall mounted hand basin with drawers under.



EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking leading to a store with up-and-over door.

REAR GARDEN

Being enclosed and having a large paved patio with gravelled area to side to a lawned garden with borders and a summerhouse.

THE PLOT

The property occupies a plot of approximately 0.14 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.



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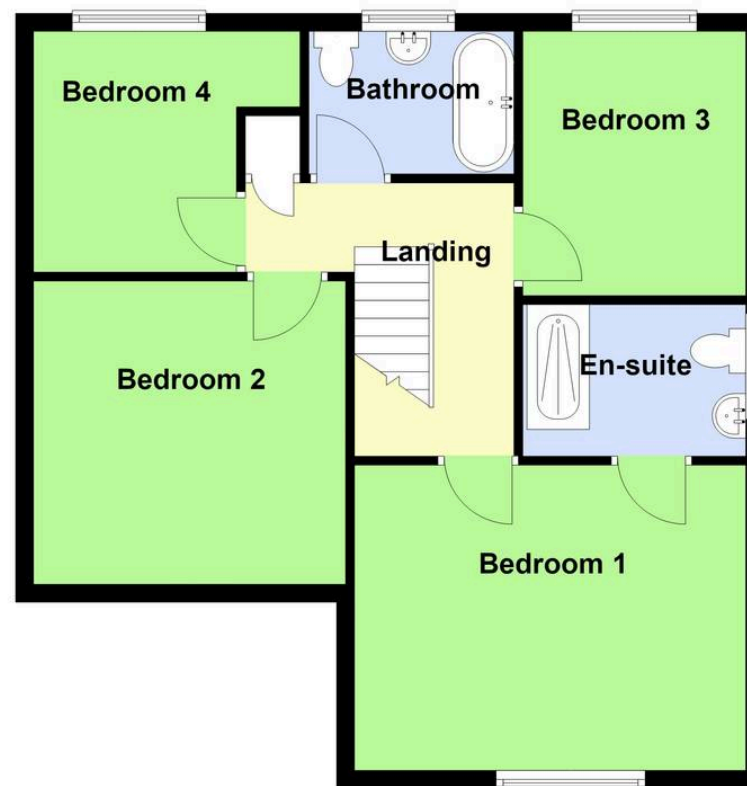
Ground Floor

Approx. 64.4 sq. metres (693.0 sq. feet)



First Floor

Approx. 58.7 sq. metres (631.7 sq. feet)



Total area: approx. 123.1 sq. metres (1324.6 sq. feet)

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