ARK PROPERTY

34 Northorpe Road, Donington, PE11 4XU

£175,000

- Unique detached two-bedroom bungalow in Northorpe, on the outskirts of Donington
- Charming country cottage feel with beautifully presented interiors and gardens
- Two generous double bedrooms and a spacious four-piece bathroom
- Well-appointed kitchen with walk-in larder, ideal for keen cooks and food enthusiasts
- Gated driveway and attractive front garden with raised beds for growing
- Delightful cottage-style rear garden with potting shed, greenhouse, log stores and timber garden building

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A Truly Unique Detached Two-Bedroom Bungalow with Country Cottage Charm

Set in the sought-after village of Northorpe, on the outskirts of Donington, this truly unique detached two-bedroom bungalow offers a wonderful blend of character, charm and practicality. Of non-standard construction, the property has been thoughtfully presented to create a warm and inviting country cottage feel, complemented by beautiful cottage-style gardens.

The accommodation briefly comprises an entrance utility area, welcoming lounge, separate dining room and a well-equipped kitchen with a particularly useful walk-in larder — perfect for keen cooks and food enthusiasts. There are two generous double bedrooms and a spacious four-piece bathroom.

Outside, gated access leads to the driveway and front garden, which features raised beds ideal for those wishing to grow their own produce. To the rear is a delightful country cottage-style garden, with established planting and a range of useful outbuildings including a potting shed, greenhouse, log stores and timber garden building.

A characterful and individual home, offering a rare opportunity for those seeking something a little different in a peaceful village setting.

Entrance Hall/Utility Room

Glazed entrance door. PVC double glazed window to side. Vinyl flooring. Radiator. Built in airing cupboard with floor mounted oil central heating boiler, hot water tank and slatted shelving. Fitted worktop space with space and plumbing for washing machine.

Lounge 14'11" x 12'0" (4.55m x 3.66m)

PVC double glazed window to front. Vinyl flooring. Radiator. Feature fireplace. Opening to dining room.

Dining Room 14'6" x 8'9" (4.43m x 2.68m)

PVC double glazed French doors with glazed side panels to rear. Vinyl flooring. Radiator.

Hallway

Loft access. Doors to bedrooms and bathroom.

Bedroom 1 11'1" x 11'10" (3.40m x 3.63m)

PVC double glazed window to rear. Vinyl flooring. Radiator. Built in four door wardrobes.

Bedroom 2 8'11" x 12'0" (2.74m x 3.66m)

PVC double glazed window to rear. Radiator.

Bathroom 5'10" x 8'8" (1.80m x 2.65m)

PVC double glazed window to side. Vinyl flooring. Chrome heated towel rail. Half height wall panelling. Fitted with a four piece suite comprising double ended bath with chrome mixer tap and telephone style shower attachment. Quadrant shower cubicle with glass sliding doors and electric shower. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps over.

Kitchen 12'6" (max) x 9'0" (3.83m (max) x 2.76m)

PVC double glazed window to rear and door to side. Vinyl flooring. Fitted with a matching range of base units with roll edge work surface and tiled splash backs. Space for free standing Rangemaster electric cooker. Space for American style fridge freezer. Space and plumbing for dishwasher. Composite sink and drainer with chrome mixer tap over. Door opening pantry.

Pantry 7'6" x 5'11" (2.31m x 1.82m)

Window to side. Power and light connected.

Outside

The gardens are a real feature of this property, thoughtfully designed to offer both practicality and tranquillity. The front garden has been carefully planned with produce in mind, incorporating raised beds and growing areas, creating an ideal space for those who enjoy cultivating fruit, vegetables and flowers. Gated access leads through to the beautifully established rear garden, which has the feel of a charming country cottage retreat. Mature planting, established borders and a sweeping lawn create a wonderfully private and peaceful setting, complemented by a generous paved patio, greenhouse, garden buildings and a delightful timber summer house. Meandering pathways, colourful planting and secluded seating areas create an idyllic space for relaxing, entertaining and enjoying the garden throughout the seasons.

Summer House

Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 4XU

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Vendor has advised the flat roof was recovered in the Spring.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: A
Annual charge: No
Property construction: Non standard, timber frame.
Electricity supply: EON
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Septic tank
Heating: Oil central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway
Building safety issues: Timber cladding. Asbestos - not known.
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D59

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

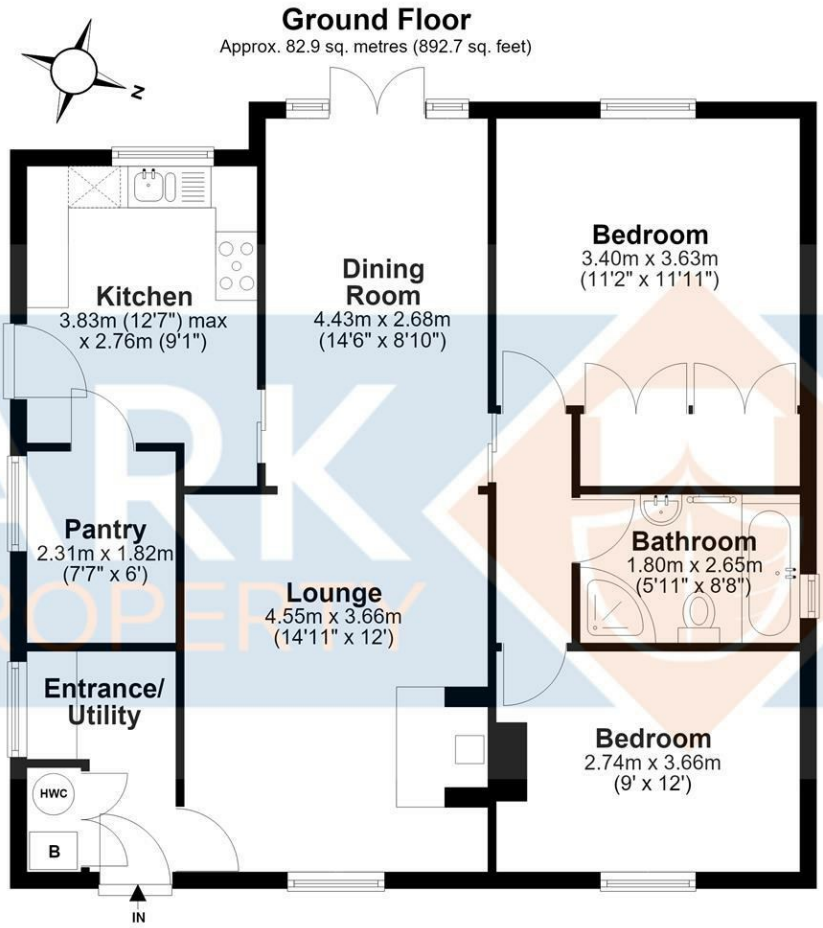
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

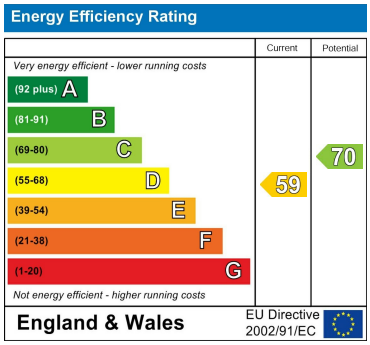


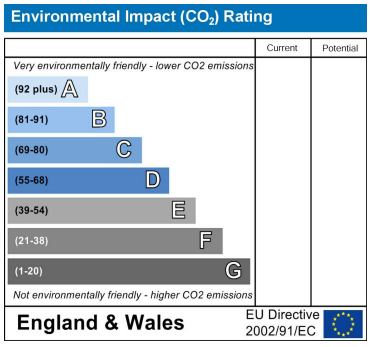
Total area: approx. 82.9 sq. metres (892.7 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





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