



LOOK what's coming onto the market soon...

for sale ?

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**Holly House Fen Road, Donington Spalding PE11 4XE**

*welcome to*

**Holly House Fen Road, Donington Spalding**

OPEN HOUSE THIS SATURDAY 20TH JUNE 9 AM - 11:30 AM BY APPOINTMENT ONLY! VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS THREE BEDROOM DETACHED CHARACTER PROPERTY SITUATED JUST OUTSIDE OF THE POPULAR VILLAGE OF DONINGTON. CALL NOW TO ARRANGE YOUR VIEWING!!



## Exterior

Open field views, Laid to lawn grass area with tree's and shrubs, oil tank, patio area and gravel driveway.

## Kitchen

16' 6" x 9' 8" ( 5.03m x 2.95m )

UPVC Double glazed windows, eye and base level units with worktops over, tiled flooring and splashbacks. Inset stainless steel sink drainer and mixer tap, integrated mid-level oven and grill with a countertop ceramic electric with overhead extractor hood, space for appliances. Doors to the utility room and to the rear garden.

## Utility Room

14' 3" x 6' 8" ( 4.34m x 2.03m )

UPVC Double glazed window, eye and base level units with worktop over, tiled flooring and splashbacks and a wall-mounted boiler. Inset stainless steel sink drainer with mixer tap and space and plumbing for appliances.

## Living Room

14' 1" x 12' 11" ( 4.29m x 3.94m )

UPVC Double glazed window to the front and side aspect, radiator, open brick fireplace housing a traditional multi-fuel burner with a wood surround and tiled hearth and carpet flooring.

## Dining Room

12' 7" x 10' 3" ( 3.84m x 3.12m )

UPVC Double glazed window to the front aspect, black and white cheque tiled flooring, feature brick fireplace with multi-fuel burner with a wood surround and granite hearth, storage cupboard and doors to the kitchen and to the conservatory.

## Bedroom One

14' 7" x 13' 3" ( 4.45m x 4.04m )

UPVC Double glazed window to the front aspect, carpeted flooring and a door to the en-suite.

## En Suite

UPVC Double glazed obscured window, vanity unit fitted with a wash hand basin, corner box shower,

WC, vinyl flooring, tiled walls and airing cupboard.

## Bedroom Two

14' 3" x 13' 3" ( 4.34m x 4.04m )

UPVC Double glazed window to the front aspect, carpet flooring, an exposed brick chimney breast with a recessed closed fireplace, built-in storage cupboard.

## Bedroom Three

9' 9" x 7' 10" ( 2.97m x 2.39m )

UPVC Double glazed window to the side aspect, carpet flooring.

## Bathroom

UPVC Double glazed window to the rear, wash hand basin and a panelled bath, tiled flooring and partly tiled walls with WC.

## Conservatory

UPVC Double glazed multi-aspect windows, tiled flooring and French doors to the side.

## Outbuilding

UPVC double glazed window, carpeted flooring, power and lighting.

## Agent Note

All services/appliances have not and will not be tested. The property is situated next to a commercial unit.



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welcome to

## Holly House Fen Road, Donington Spalding

- DETACHED THREE BEDROOM COTTAGE
- TWO RECEPTION ROOMS & CONSERVATORY
- SPACIOUS SIZE PLOT WITH FIELD VIEWS
- AMPLE OFF ROAD PARKING
- NO CHAIN

Tenure: Freehold EPC Rating: F

Council Tax Band: B

# £155,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SDG113374](https://williamhbrown.co.uk/Property/SDG113374)



Property Ref:  
SDG113374 - 0004

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.

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.



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