



**2 Burgess Court, Donington, PE11 4FY**

**£247,500**

- Brand new build
- Small development of 7 bungalows
- Popular location on edge of Donington
- Ample off road parking to front
- Versatile living space
- 2/3 Bedrooms
- Ready to move into
- No forward chain

Step inside this beautifully finished brand new bungalow and immediately feel at home. Designed with comfort and style in mind, the property features a modern kitchen and bathroom with neutral finishes, ready for you to add your personal touch.

Enjoy the convenience of ample off road parking and the benefit of being just a short walk to the village centre, offering easy access to local amenities. With no onward chain, this home is an ideal opportunity for those looking to move quickly and smoothly.

Don't miss out on this stunning bungalow, it's ready and waiting for its new owners.

### Entrance Hall



Composite door to side. Luxury vinyl flooring. The property also has underfloor heating all the way through the property.

### Bedroom 1 / Lounge 12'2" x 10'4" (3.71m x 3.15m)



UPVC window to front. Luxury vinyl flooring.

### Kitchen/Dining Room 12'9" x 20'8" (3.91m x 6.30m)



UPVC window to rear. Aluminium patio door to rear. Matching base and eye level units with work surfaces over. Sink inset with drainer and mixer tap. Breakfast bar. Integrated cooker. Integrated hob with extractor over. Space and plumbing for washing machine. Luxury vinyl flooring.

### Bedroom 2 12'2" x 10'2" (3.71m x 3.10m)



UPVC window to front. Luxury vinyl flooring.

### Bedroom 3 7'9" x 10'4" (2.37m x 3.15m)



UPVC window to side. Luxury vinyl flooring.

**Bathroom 10'1" x 6'4" (3.08m x 1.94m)**

UPVC window to side. Panelled bath with shower attachment over. Wash hand basin and toilet set in vanity unit. Partially tiled walls. Shaver point.

**Outside**

To the front of the property is a driveway providing off road parking for 3 cars. Lawn area. The rear garden is enclosed by timber fencing. Lawn area. Patio area.

**Property Postcode**

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

**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.

**Additional Information**

PLEASE NOTE:

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

**Verified Material Information**

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Gas 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 Limited over Voice and Data. Three is None 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: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. 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: B83

### **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**

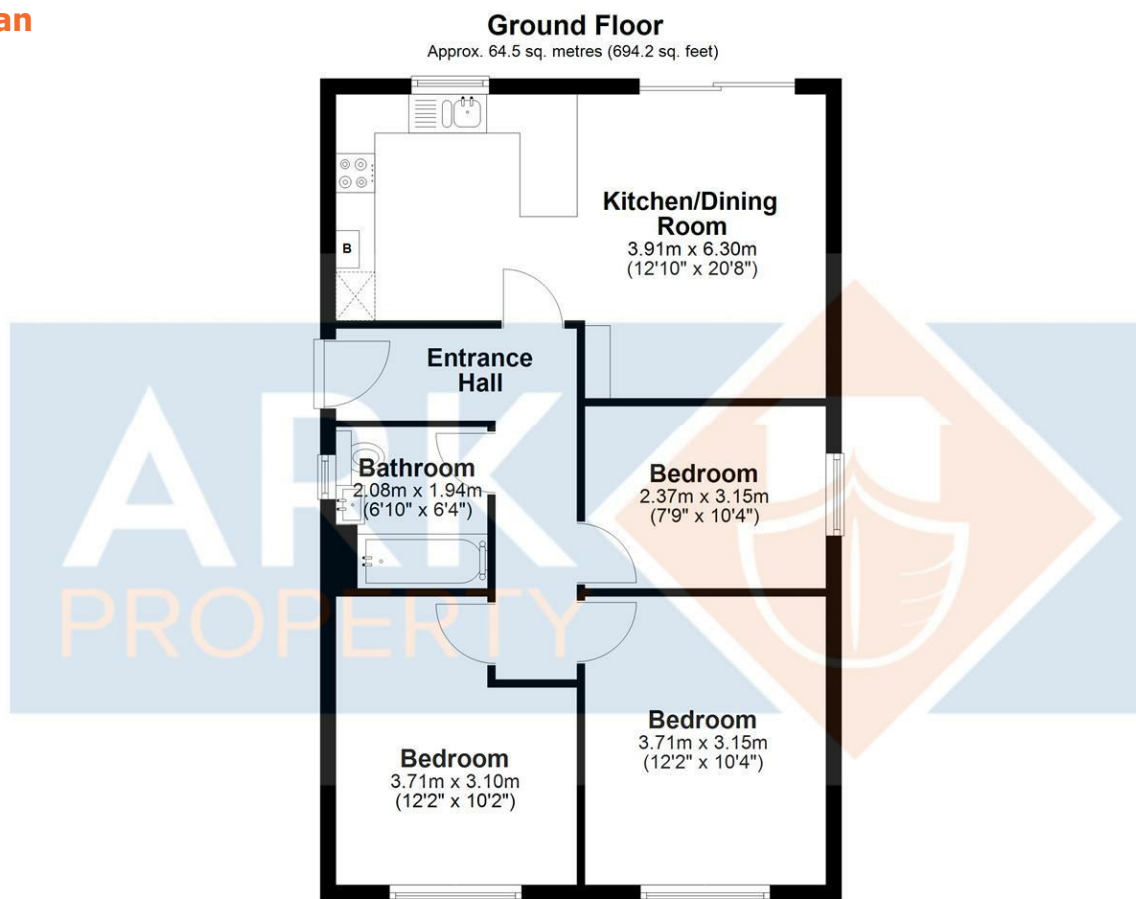
We can also offer full Financial and Solicitor services.

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. 64.5 sq. metres (694.2 sq. feet)

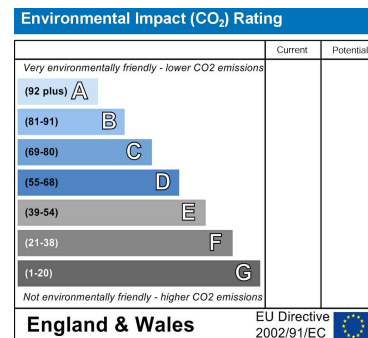
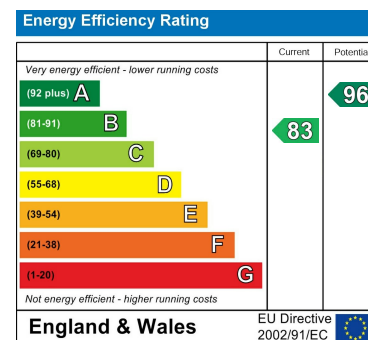
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.

Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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