



Badgate Road, Donington Spalding PE11 4SA

welcome to

Badgate Road, Donington Spalding

**** IMMACULATLY PRESENTED THROUGHOUT **** This substantial three bedroom home cannot be missed! benefiting from a modern fitted kitchen/breakfast room to the rear, boot room, downstairs W/C, pantry and living room. Three bedrooms upstairs with family bathroom.



Entrance Hallway

12' x 5' (3.66m x 1.52m)

Laid to wood flooring, access into all living spaces.
Radiator, Lights.

Living Room

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

UPVC Double glazed window to the front aspect.
Carpet, Coal fire, lights, radiator.

Kitchen/Breakfast Room

18' 9" x 11' 4" (5.71m x 3.45m)

UPVC double glazed window & french doors to the rear aspect. Polished tiled flooring. Modern kitchen kitchen & breakfast bar with eye & base level units. Two ovens, sink with drainer & induction hob. Lights, Radiator.

Boot Room

6' 6" x 8' 2" (1.98m x 2.49m)

UPVC windows to all aspects with UPVC door to rear aspect. Access into the downstairs WC. Tiled flooring. Lights.

Wc

UPVC window to side aspect. Sink with toilet. Lights & Radiator.

First Floor Landing

7' 5" x 8' 10" (2.26m x 2.69m)

Carpet, UPVC window to side aspect. Access into all bedrooms and bathroom. Loft access. Lights.

Bathroom

7' 4" x 7' 8" (2.24m x 2.34m)

UPVC Frosted window to the rear aspect. Tiled flooring. Three piece bathroom suit with shower over bath. Radiator & lights.

Bedroom One

13' 11" x 11' (4.24m x 3.35m)

UPVC double glazed window to the front aspect.
Carpet, Lights & radiator.

Bedroom Two

11' x 12' 8" (3.35m x 3.86m)

UPVC double glazed window to the rear aspect.
Carpet, Lights & radiator.

Bedroom Three

7' 5" x 7' 8" (2.26m x 2.34m)

UPVC double glazed window to the front aspect.
Carpet, Lights & radiator.

Double Garage/Workshop

22' 2" x 19' 6" (6.76m x 5.94m)

Double Garage/Workshop with shelving & work benches. Double garage to to the front. A great space.

Exterior

Large rear plot, mainly laid to lawn with patio & BBQ area. Gravel driveway heading to the rear of the property and Double Garage/ Workshop. There is ample paved off road parking to the front of the property

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Badgate Road, Donington Spalding

- LARGER THAN AVERAGE PLOT
- LARGE WORKSHOP TO THE REAR WITH PRIVATE DRIVE
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- POPULAR VILLAGE LOCATION
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£329,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112457 - 0013

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