



Beech Grove, Donington Spalding PE11 4XQ

welcome to

Beech Grove, Donington Spalding

Two double bedroom semi-detached bungalow, COSMETIC UPDATING REQUIRED THROUGHOUT. Lounge with open plan dining area/garden room extension. FAMILY BATHROOM WITH THREE PIECE SUITE. Off road parking & SINGLE GARAGE. Front & rear gardens, POPULAR VILLAGE LOCATION & AVAILABLE WITH NO CHAIN



Entrance Hall

Having loft access. Three built-in cupboards, one housing the immersion heater, the other housing the electric meter and the third is being used as storage.

Lounge

15' 7" x 10' 10" (4.75m x 3.30m)

Comprising of a fitted log burner. Open plan access to the sun room.

Sun Room

10' 8" x 11' 3" (3.25m x 3.43m)

Comprising of UPVC sliding door leading to the garden. Being open plan with the lounge.

Kitchen

8' 10" x 8' 10" (2.69m x 2.69m)

Having base units. single bowl stainless steel sink. Tiled flooring. Integrated four ring electric hob. Space for a fridge and washing machine.

Bedroom One

12' 2" x 10' 11" (3.71m x 3.33m)

Having a built-in double wardrobe. Bay window to the front.

Bedroom Two

7' 11" x 8' 11" (2.41m x 2.72m)

Bathroom

5' 10" x 5' 4" (1.78m x 1.63m)

Comprising of a W/C. Pedestal sink. Bath with electric shower over. Partly tiled walls.

Garage

17' x 8' 5" (5.18m x 2.57m)

Having a up and over door. Power and lighting.

Exterior

Front: Having a drive for approximately three/ four cars. Lawn with hedge and shrub borders. Side gate to the rear.

Rear: Enclosed by fencing. Lawn. Patio area. Two timber sheds.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Agents 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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welcome to

Beech Grove, Donington Spalding

- TWO BEDROOM SEMI-DETACHED BUNGALOW
NEEDING MODERNISATION THROUGHOUT
- LOUNGE WITH OPEN PLAN DINING AREA/GARDEN
ROOM EXTENSION
- FAMILY BATHROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING & SINGLE GARAGE
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113405 - 0008

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.

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