





**Willow Lodge, Northorpe Road, Donington, Spalding, PE11 4XU**

william h brown

***welcome to***

## Willow Lodge Northorpe Road, Donington Spalding

Four bedroom detached property is semi-rural position, OFFERS GREAT SPACE BOTH INSIDE & OUT. Large lounge diner, study, KITCHEN WITH FITTED BREAKFAST BAR & utility. Family bathroom with four piece suite & downstairs WC. Ample off road parking to front & rear, INTEGRAL DOUBLE GARAGE TO REAR & garden.













**Entrance Hall**
Having stairs and laminate flooring.

**Lounge/ Diner**
28' 7" x 13' 6" ( 8.71m x 4.11m )
Having a brick fireplace with free standing electric fire. French doors leading to the garden

**Study**
10' 5" x 14' 11" ( 3.17m x 4.55m )
Having laminate flooring.

**Kitchen**
10'  x 13' 6" ( 3.05m x 4.11m )
Comprising of wall and base units. One and a half bowl stainless steel sink. Integrated electric oven, grill, four ring hob, extractor, fridge. Space for a dishwasher and fridge freezer. Composite surfaces. Four seater breakfast bar.

**Utility Room**
13' 5" x 9' 2" ( 4.09m x 2.79m )
Having wall and base units. Space for a washing machine and tumble drier. Tiled flooring. Open plan with the side porch. Single bowl ceramic sink.

**Side Porch**
7' 6" x 4' 11" ( 2.29m x 1.50m )
Having French doors leading to the garden.

**Downstair W/C**
5' 8" x 7' 7" ( 1.73m x 2.31m )
Having a W/C. Inset sink. Free standing oil boiler. Laminate flooring.

**Landing**
Having loft access. Built-in airing cupboard with hot water tank.

**Bedroom One**
8' 11" x 14' 11" ( 2.72m x 4.55m )
Having laminate flooring.

**Bedroom Two**
14' 4" x 13' 6" ( 4.37m x 4.11m )
Having laminate flooring.

**Bedroom Three**
13' 6" x 9' 11" ( 4.11m x 3.02m )

**Bedroom Four**
10' 1" x 6' 10" excl. wardrobes ( 3.07m x 2.08m excl. wardrobes )

**Bathroom**
10' 2" x 8' 11" ( 3.10m x 2.72m )
Comprising four piece suite of WC, inset sink, bath and shower cubicle with dual head thermostatic shower. Extractor, radiator with heated towel rail and laminate flooring

**Outside**
To the front of the property there is a driveway providing ample off road parking, a lawn to the left hand side and a low maintenance gravel border. Double gates lead to the rear where more hardstanding provides additional parking and gives access to an integral double garage. The rear garden is enclosed by timber fencing and hedging and features a central lawn, a low maintenance gravel area to the left hand side with a greenhouse, a large timber shed with power and an under cover entertainment area with patio and hot tub (14'1 x 17'5)

**Intregral Double Garage**
18' 1" x 16' 5" ( 5.51m x 5.00m )
Having up and over door, power and lighting

**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."

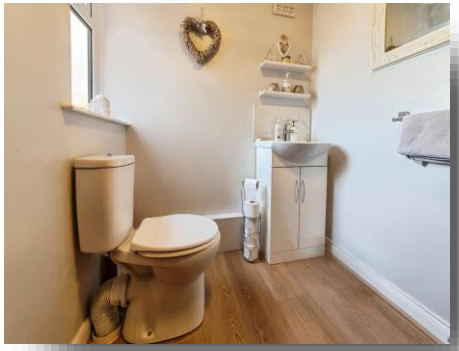
*welcome to*

# Willow Lodge Northorpe Road, Donington Spalding

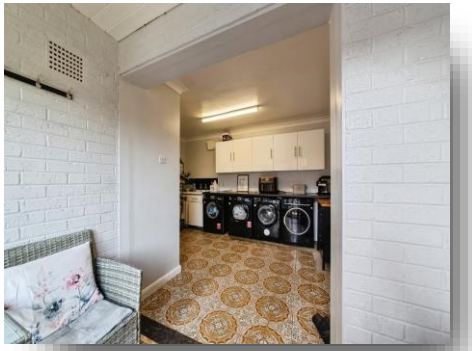
- SUBSTANTIAL FOUR BEDROOM DETACHED PROPERTY IN SEMI-RURAL LOCATION
- LARGE LOUNGE DINER, STUDY, KITCHEN WITH BREAKFAST BAR & UTILITY
- FAMILY BATHROOM WITH FOUR PIECE SUITE & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & INTEGRAL DOUBLE GARAGE TO REAR
- FULLY ENCLOSED REAR GARDEN WITH UNDERCOVER ENTERTAINMENT/HOT TUB AREA

Tenure: Freehold EPC Rating: D
Council Tax Band: D

## £385,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/SDG113147

The Property Ombudsman

Property Ref:
SDG113147 - 0011

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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