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Willow Lodge, 3 Church Lane, Donington PE11 4UD

£325,000 Freehold – Or Nearest Offer

- 4 Bedrooms
- Kitchen/Breakfast Room
- Conservatory/Sun Room
- Walk in Pantry
- Separate Outside Office/Workshop

Well presented property with accommodation comprising Kitchen/Breakfast Room, 4 Bedrooms, Master with En-Suite, Conservatory/Sun Room, Lounge, Dining Room, Family Shower Room, Utility Room, Walk in Pantry, Galleried Landing, Separate Office/Workshop in Garden.

ACCOMMODATION

Open canopy porch with inset lighting and tiled floor, leading to an obscure leaded UPVC double glazed door to the side elevation leading into the entrance hallway with full length feature obscured leaded UPVC double glazed arched window to the front elevation.

ENTRANCE HALLWAY

12' 7" x 15' 7" (3.86m x 4.77m) With skimmed and coved ceiling, 2 x decorative ceiling rose, 2 x centre light points, dado rail, understairs storage cupboard, BT point, single radiator, alarm controls, stairs leading off to the first floor galleried landing, door off entrance hallway leading into:

FAMILY SHOWER ROOM

7' 3" x 8' 3" (2.23m x 2.52m) With leaded obscure glazed UPVC double glazed window with window blind to the front elevation, textured and coved ceiling with centre light point, part tiled walls and full tiling to the shower enclosure, tiled flooring, fitted with a 3 piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap over, fitted multi jet shower, double radiator.

BEDROOM 3

8' 11" x 12' 0" (2.72m x 3.66m) With UPVC double glazed window to the front elevation with vertical blind, textured and coved

ceiling with centre light point, single radiator, dado rail.

BEDROOM 2/STUDY
12' 0" x 10' 5" (3.66m x 3.2m) With UPVC double glazed French doors to the rear elevation, textured and coved ceiling with centre light point, single radiator. Via French doors into:

CONSVERVATORY/SUN ROOM
7' 11" x 24' 8" (2.42m x 7.54m) Of dwarf brick wall and UPVC construction with heat resistant polycarbonate roof, UPVC obscured double glazed with open t light windows to the side and rear elevations, UPVC sliding patio doors to the side elevation, tiled flooring, various power points, single radiator.

FORMAL LOUNGE
11' 11" x 19' 1" (3.65m x 5.83m) With full length UPVC double glazed sliding patio doors to the rear elevation, full length UPVC double glazed window to the side elevation with vertical blinds, skimmed and coved ceiling with 2 x decorative ceiling roses, 2 x centre light points, single radiator, TV point, feature fireplace with marble inserts and marble hearth with fitted gas log effect fire, 2 x double wall lights, square arch into:

FORMAL DINING ROOM
10' 5" x 13' 3" (3.19m x 4.04m) With UPVC double glazed sliding patio doors to the rear elevation with vertical blinds, skimmed and coved ceiling with decorative ceiling rose and centre light point, single radiator, dado rail.

KITCHEN/BREAKFAST ROOM
16' 5" x 16' 1" (5.02m x 4.91m) L shaped with 2 x UPVC double glazed windows to the front and side elevations with blinds, 2 x single radiators, skimmed and coved ceiling with inset LED lighting, tiled flooring, fitted with a wide range of base and eye level and display unit cabinets with preparation surfaces over tiled splashbacks with inset stainless steel 5 gas ring hob, integrated stainless steel Beko double fan assisted electric oven, inset one and a quarter bowl sink with mixer tap, integrated fridge. Door off into:

WALK IN PANTRY
2' 11" x 6' 3" (0.90m x 1.93m) With shelving, textured and coved ceiling, centre light point, fitted power point. Via part glazed door into:

UTILITY ROOM
9' 9" x 6' 10" (2.99m x 2.1m) With UPVC double glazed window to side and rear elevations with roller blinds, obscured UPVC double glazed door to rear elevation, textured and coved ceiling with centre light point, smoke alarm, tiled flooring, fitted with a range of base and eye level units with preparation surfaces over tiled splashbacks, plumbing and space for automatic washing machine and dishwasher, fridge freezer space, wall mounted Bosch gas boiler.

FIRST FLOOR GALLERIED LANDING
8' 10" x 18' 11" (2.71m x 5.79m) With UPVC double glazed window to the front elevation, fitted Velux window to the rear elevation, textured and coved ceiling with decorative ceiling rose and centre light point, built in book shelf, further build in cupboard and storage into eves, single radiator.

MASTER BEDROOM
19' 4" x 20' 2" (5.9m x 6.17m) With UPVC double glazed window to the front and side elevations, 2 x fitted Velux roof windows to the rear elevation, textured ceiling with 2 x centre light points, smoke alarm, walk in wardrobe (1.36m x 2.19m) with lighting and hanging rail, further walk in wardrobe (2.14m x 2.46m) with hanging rail and lighting, further storage cupboard into eves, further storage cupboard off with shelving, 3 x wall lights, TV point, 2 x single radiators.

MASTER ENSUITE
5' 11" x 8' 2" (1.82m x 2.49m) With fitted Velux window to the rear elevation, skimmed ceiling, fully tiled walls, fitted wall lights, fitted with 3 piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, mixer tap, bath with telephone shower mixer tap. Loft access.

BEDROOM 4
12' 0" x 13' 6" (3.67m x 4.14m) With UPVC double glazed window to the side and rear elevations, textured ceiling with centre light point, double radiator, fitted wardrobe, sliding doors (0.85m in depth).

OUTSIDE
The front of the property is approached by a dwarf brick wall and wrought iron gates leading into the concrete driveway providing multiple off road parking for vehicles, paved pathways, predominately the garden is laid to lawn with a wide range of mature shrub and tree borders with gated access to the side of the property.

From side wrought iron gate leading into the rear garden with extensive outdoor lighting, paved patio area, further lawned area with shrub borders, further flagstone patio area, built in pergola covered area, outdoor tap. The garden is predominantly laid to lawn with a wide range of mature shrub and tree borders, further triple door gated access for vehicle access into a further covered concrete car port area, greenhouse with UPVC double glazed French doors to the front elevation, full length UPVC double glazed panels, potting shed with UPVC double glazed door to the front elevation, further patio area

leading to:

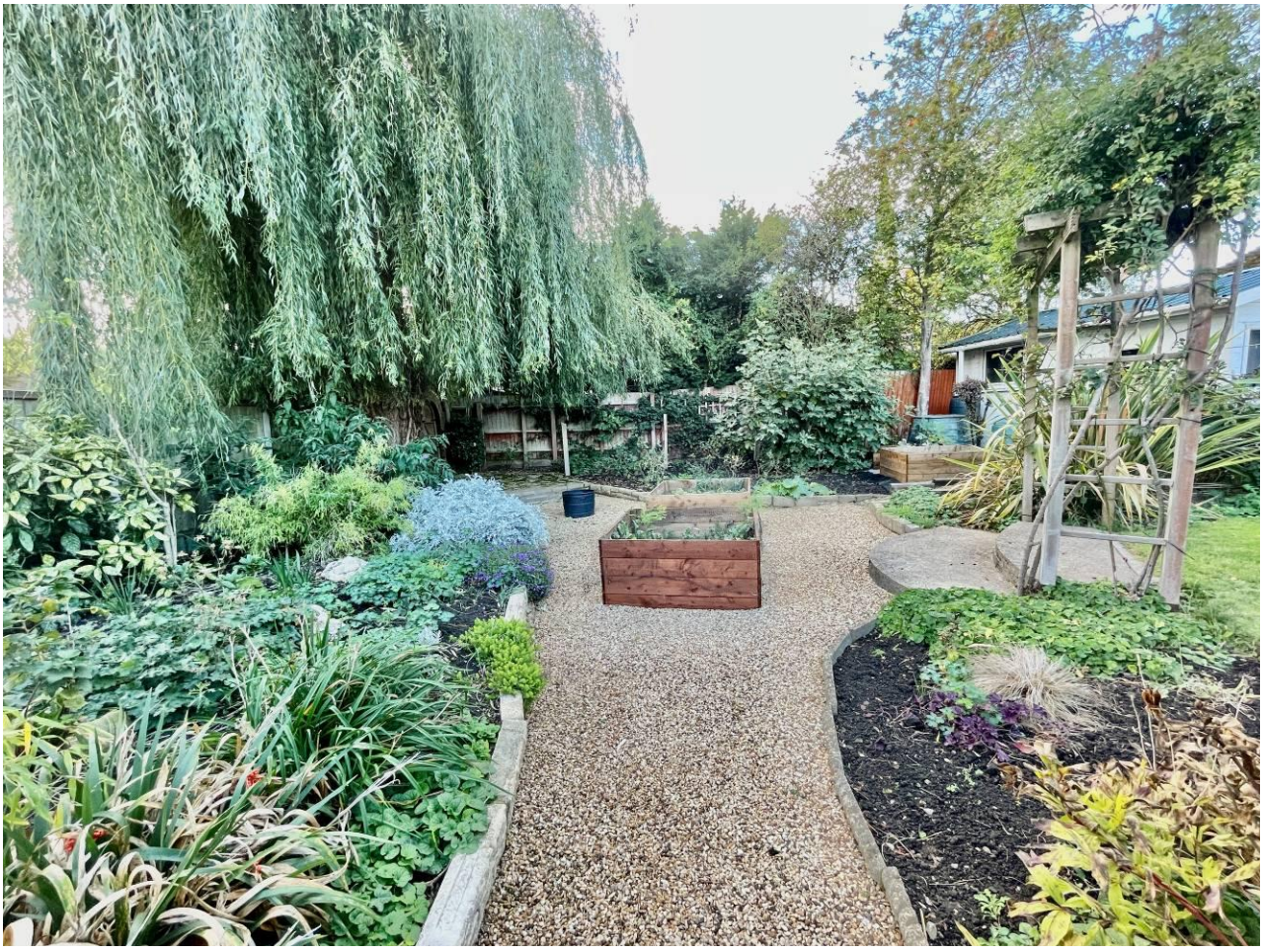
OFFICE/WORKSHOP

12' 5" x 15' 2" (3.81m x 4.64m) With UPVC double glazed window to the front elevation, obscured UPVC double glazed door to the front elevation, 2 x UPVC double glazed windows to the side elevation, storage into eves, strip lighting, various power points, built in range of base units with worktops over, ideal work from home office/workshop.

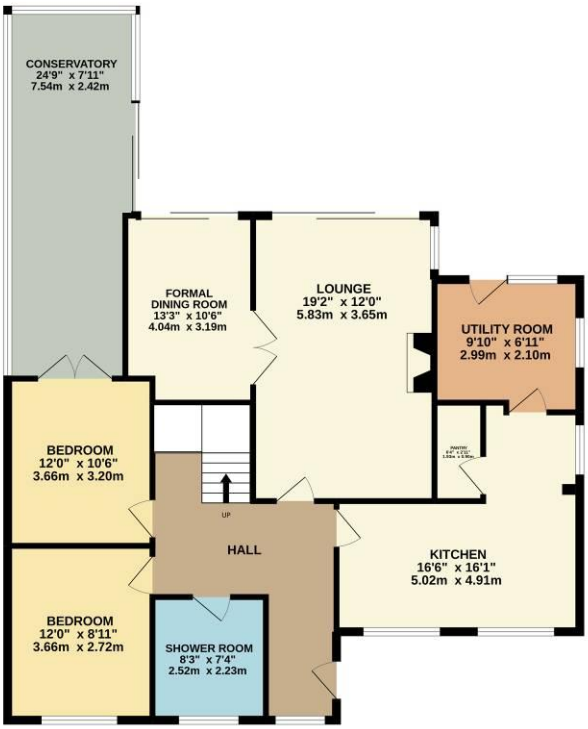
DIRECTIONS AND AMENITIES

From Spalding proceed in a northerly direction along the B1397 Pinchbeck Road and continue through Pinchbeck and Surfleet and on to Gosberton. Turn left at the Old Five Bells corner into the village, proceed straight through Gosberton and on through Quadring to Donington. Take the first right hand turning into Badgate which turns into Browntoft Lane take the first left hand turning round the back of the school along Church Lane and the property is on the left hand side.

The village centre is within easy walking distance and offers a range of shops, public houses, restaurant, primary and secondary schools, community centre etc. The market towns of Spalding and Boston are each approximately 10 miles distant offering a range of shopping, banking, leisure, commercial, educational facilities along with rail links and the town of Grantham is approximately 20 miles to the south west and offers a fast train link with London's Kings Cross minimum journey time 70 minutes.



GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.

TOTAL FLOOR AREA : 1946 sq.ft. (180.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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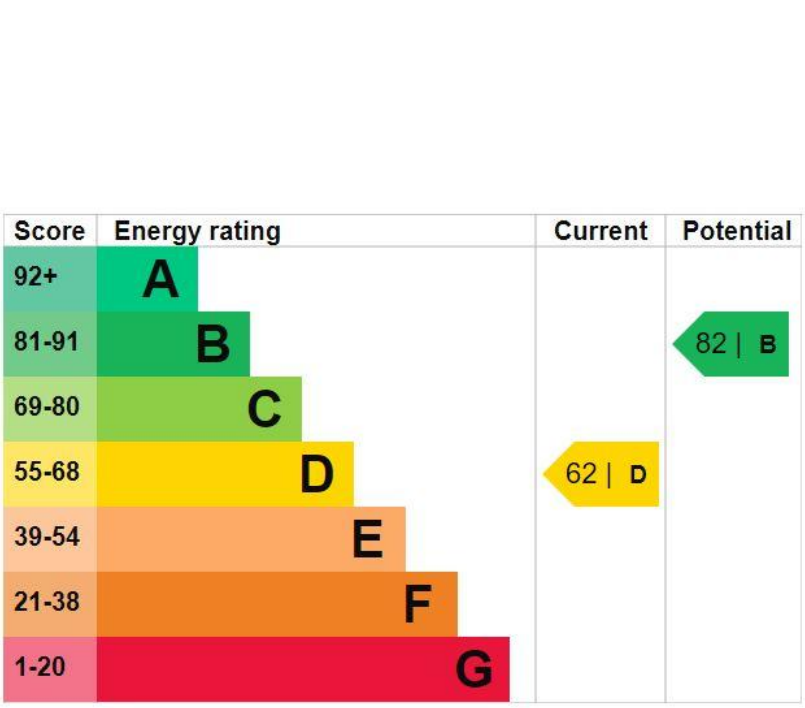

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: S11105
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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