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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Plot 5, William Close, Donington PE11 4XN

£319,000 Freehold

- Brand New 3 Bedroom Property
- 2 En-Suites and Shower Room
- Double Garage, Ample Parking, Space for Caravan
- Gas Central Heating
- Full UPVC Double Glazing

Brand new detached chalet style property situated in a popular location in the village of Donington. Accommodation comprising reception hall, open plan kitchen living area, bedroom 2 with en-suite, further bedroom, shower room and utility room to the ground floor; master bedroom with en-suite to the first floor. Enclosed front and rear gardens designed for ease of maintenance, double garage and ample parking with space for caravan/motor home.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

Open canopy porch with external lighting leading through an obscure UPVC double glazed with matching side panel leading into:

ENTRANCE HALLWAY

UPVC double glazed windows to both side elevations, staircase rising to first floor, skimmed ceiling, centre light point, door to:

OPEN PLAN KITCHEN/LIVING AREA

12'9" x 35'0" (3.91m x 10.69m) to widest point.

KITCHEN AREA

2 UPVC double glazed windows to the side elevation, inset downlighters with spotlighting, fitted with quality base and wall units with work surfaces over, tiled splashbacks, inset ceramic sink with mixer tap, integrated oven, hob and canopy style extractor hood over, integrated appliances including dishwasher, fridge and freezer, ceramic tiled flooring.

LIVING AREA

Vaulted ceiling with 2 UPVC double glazed windows to the front elevation and 2 to the rear elevation, French doors with matching side panels to the side elevation.

From the Entrance Hallway door leads into:

**BEDROOM 2**

12' 10" x 22' 5" (3.93m x 6.85m) UPVC double glazed window to the front and side elevations, fitted wardrobes, skimmed ceiling, door to:

EN-SUITE

6' 11" x 6' 11" (2.13m x 2.13m) UPVC double glazed window to the side elevation, fitted with a three piece suite comprising low level WC, vanity wash hand basin with storage below, corner shower cubicle with fitted shower, fully tiled walls, tiled flooring, wall mounted heated towel rail, extractor fan.

From the Entrance Hallway a door leads into:

BEDROOM 3

9' 1" x 15' 2" (2.79m x 4.64m) UPVC double glazed window to the rear elevation, fitted wardrobe, skimmed ceiling.

SHOWER ROOM

UPVC double glazed window to the side elevation, fitted with a three piece suite comprising low level WC, wash hand basin, corner shower cubicle, tiled walls, tiled floor, heated towel rail.

UTILITY ROOM

4' 1" x 8' 8" (1.27m x 2.66m) Fitted with a wide range of base and eye level units, work surfaces over, single bowl stainless steel sink with mixer tap, wall mounted boiler, tiled flooring, extractor fan.

From the Entrance Hall the staircase rises to:

GALLERIED LANDING

Door into:

MASTER BEDROOM

15' 2" x 18' 10" (4.64m x 5.76m) UPVC dormer style window to the front elevation, UPVC double glazed window to the side elevation, radiator, skimmed ceiling, inset downlighters, door to:

EN-SUITE

Velux window to the rear elevation, heated towel rail, fully tiled walls, fitted with a three piece suite comprising low level WC, wash hand basin, panelled bath with shower screen and fitted shower over.

EXTERIOR

The property is approached via a private driveway leading to:

DOUBLE GARAGE

18' 1" x 16' 7" (5.53m x 5.08m) Remote controlled electric garage door, personnel door to the side leading into garden, power connected.

There is a further off-road parking area to the side of the garage.

REAR GARDEN

Is enclosed by fencing with patio and low maintenance gravel and shrub borders.

DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the A16 Boston Road and continue for 4 miles to the Surfleet roundabout. Take the first exit on to the Link Road then at the next roundabout take the second exit and proceed to Gosberton. Turn left at the Old Five Bells corner, continue through the village on through Quadring and in to Donington after passing through the market place into Station Street, take the first left hand turning into Malting Lane, continue for around 400 yards and William Close is a small roadway on the right hand side.

The property is centrally located within the thriving and well served historic village of Donington (birth place of Matthew Flinders). Within the village there are primary and secondary schools, public houses, restaurant, Co-operative supermarket, butchers, bakers, hairdressers, social club etc. The market towns of Spalding and Boston are each approximately 10 miles distant and Grantham is 20 miles distant with access to the A1 and a fast train link with London's Kings Cross minimum journey time 70 minutes.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band D

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: S10664

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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Produced: 25 September 2020