



£239,950

45 Malting Lane, Donington, Spalding, Lincolnshire PE11 4XA

SHARMAN BURGESS

**45 Malting Lane, Donington, Spalding,
Lincolnshire PE11 4XA
£239,950 Freehold**

ACCOMMODATION

Having a partially obscure glazed side entrance door with obscure glazed window to the side leading to:-

ENTRANCE PORCH

Having covered cornice and lighting point within.

INNER HALL

Having radiator, coved cornice, two ceiling light points and access to the roof space. Built in cloak cupboard with shelving and coats hooks within.

A good sized detached bungalow situated on one of Donington's most sought after roadways, having flexible accommodation and being sold with NO ONWARD CHAIN. Originally being built as a three bedroom detached bungalow latterly it has been used as a two bedroom property with bedroom three being used as a dining room which has had a uPVC and brick built conservatory added to rear of this room. Further accommodation includes a bathroom, large kitchen/diner and lounge. Further benefits include pattern pressed concrete driveway, single garage, gardens to the front and rear, uPVC double glazing and gas central heating.



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LOUNGE

14' 1" x 11' 6" (4.29m x 3.51m) (both maximum measurements)
Having a bow window to the front aspect, window to the side aspect, radiator, coved cornice, ceiling light point and dado rail.

KITCHEN/DINER

20' 4" x 9' 6" (6.20m x 2.90m) (maximum measurements with central archway)
Having roil edge work surfaces with tiled splash back, stainless steel one and a half stainless steel sink and drainer, range of base level storage units, drawer units, matching eye level wall units and glazed display cabinets. Space for standard height freezer, integrated fridge/freezer, automatic washing machine (to be included within the sale), integrated oven and grill with four ring electric hob and stainless steel fume extractor above. Within one of the kitchen cupboards is the concealed combination gas central heating boiler. Tiled floor, dual aspects windows to the front and side and door. Two ceiling light points and radiator.

BEDROOM ONE

12' 4" x 11' 4" (3.76m x 3.45m) (both maximum measurements)
Having a window to the rear aspect, radiator, coved cornice, ceiling light point with additional wall light points. There is a range of fitted bedroom furniture including wardrobes and bedside drawers (to be included within the sale).

BEDROOM TWO

7' 9" x 9' 1" (2.36m x 2.77m) (both maximum measurements)
Having a window to the side aspect, radiator, coved cornice and ceiling light point. With built in bedroom furniture including bedside drawers, bedside shelving and overhead storage lockers.



**SHARMAN
BURGESS** Est 1996

FORMER BEDROOM THREE

11' 3" x 10' 9" (3.43m x 3.28m) Currently being used as a dining room.

Window to the side aspect, radiator, dado rail, coved cornice and ceiling light point. Double doors leading to:-

CONSERVATORY

10' 6" x 10' 3" (3.20m x 3.12m)

Being of brick and uPVC double glazed construction with polycarbonate roof, French doors leading outside and ceiling light point. The conservatory is also served with power.

BATHROOM

Comprising a three piece suite with wood panel corner bath with wall mounted Bristan electric shower above, corner wc which is push button and pedestal wash hand basin. Tiled floor, fully tiled walls, radiator, ceiling light point, obscure glazed window and built in linen cupboard with slatted linen shelving within.

EXTERIOR

To the front the property benefits from a large pattern pressed concrete driveway which provides ample off road parking and hard standing with both lawned and gravelled areas to the front garden and low level hedging to the front boundary. The driveway gives vehicular access to the single garage which has an up and over door and is served by both power and lighting.

To the rear the property has a relatively low maintenance garden with paved seating area, granite gravel sections and a further circular paved area. To the rear left hand corner is a greenhouse (to be included within the sale). The garden is enclosed to the majority and served with outside lighting.

SERVICES

Mains electricity, gas, water and drainage are connected to the property.

REFERENCE

3288097/310823/GIB



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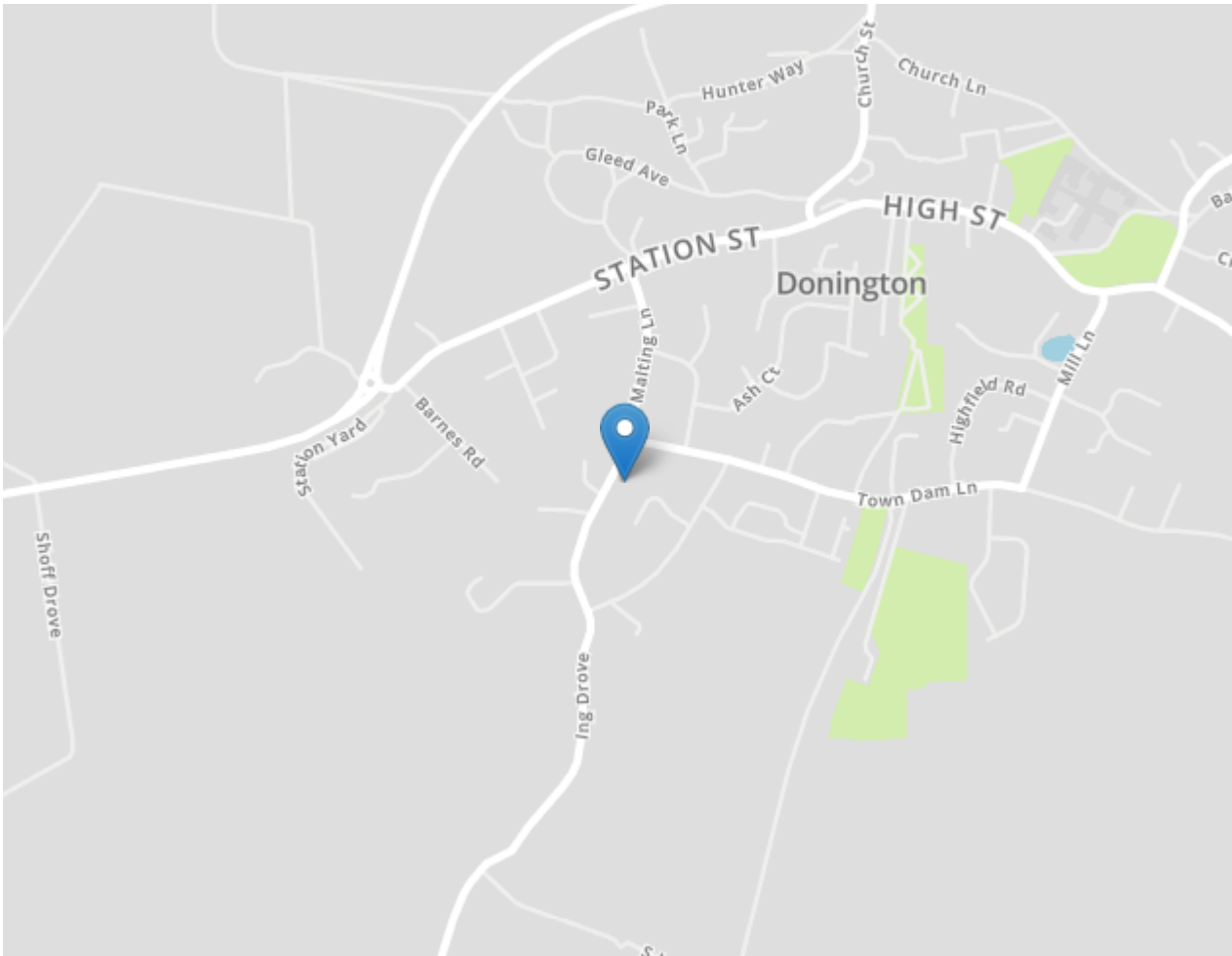
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 89.3 sq. metres (960.8 sq. feet)



Total area: approx. 89.3 sq. metres (960.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	