



£252,000

24 Chestnut Avenue, Donington, Spalding, Lincolnshire PE11 4XH

SHARMAN BURGESS

**24 Chestnut Avenue, Donington, Spalding,
Lincolnshire PE11 4XH
£252,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, two ceiling light points, built-in store cupboard with shelving within, built-in cloak cupboard with hanging rail and shelving within.

LOUNGE DINER

16' 3" (maximum measurement) x 21' 9" (maximum measurement) (4.95m x 6.63m)

Having window to front aspect, two radiators, two ceiling light points, TV aerial point, wiring for satellite TV, living flame coal effect gas fireplace with fitted inset and hearth, sliding patio doors through to: -



SHARMAN BURGESS



CONSERVATORY

10' 10" x 7' 6" (3.30m x 2.29m)

Of brick and timber single glazed construction with polycarbonate roof. Having door leading to garden, served by power.

KITCHEN

11' 7" x 8' 10" (3.53m x 2.69m)

Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, fitted larder style unit, space for twin height fridge freezer, space for cooker, plumbing for automatic washing machine, wall mounted fume extractor, window to rear aspect, ceiling light point, concealed gas central heating boiler, obscure glazed door leading to driveway.

BEDROOM ONE

11' 9" (maximum measurement) x 10' 4" (maximum measurement) (3.58m x 3.15m)

Having window to rear aspect, radiator, ceiling light point, range of built-in bedroom furniture comprising wardrobes with overhead storage lockers and a fitted dressing table.

BEDROOM TWO

11' 3" x 8' 6" (3.43m x 2.59m)

Having window to front aspect, radiator, ceiling light point.

BEDROOM THREE

8' 3" x 7' 6" (2.51m x 2.29m)

Having window to front aspect, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

FAMILY BATHROOM

8' 8" x 7' 9" (2.64m x 2.36m)

Having WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, P-shaped bath with wall mounted mains fed shower above and fitted shower screen, tiled flooring, two ceiling light points, extractor fan, two obscure glazed windows to rear, heated towel rail, fitted linen cupboard with slatted linen shelving within.

EXTERIOR

To the front, the property benefits from a driveway which extends along the left hand side of the property and provides off road parking as well as access to the garage. There is a well presented front garden with block paved pathway leading to the front entrance door, lawned area with flower and shrub borders and privet hedging to the front boundary.

The rear garden is well presented with areas of lawn and flower and shrub borders. There is a section of garden which is used for the cultivation of vegetables by the current vendor and a large dog kennel towards the rear right hand corner of the property. The garden is fully enclosed by fencing and served by an outside tap.

GARAGE/WORKSHOP

Having up and over door, served by power and lighting, part partition wall towards the rear allowing for a separate storage space/work area which benefits from an obscure glazed personnel door leading to the garden.

AGENTS NOTE

Prospective purchasers should be aware that full planning permission has been granted for the demolition of the existing garage and reinstatement of the boundary fence and erection of a single storey extension with attached garage. Further details can be found on the South Holland planning portal under planning reference H04-0031-22.

SERVICES

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

REFERENCE

26657031/14092023/PEP



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

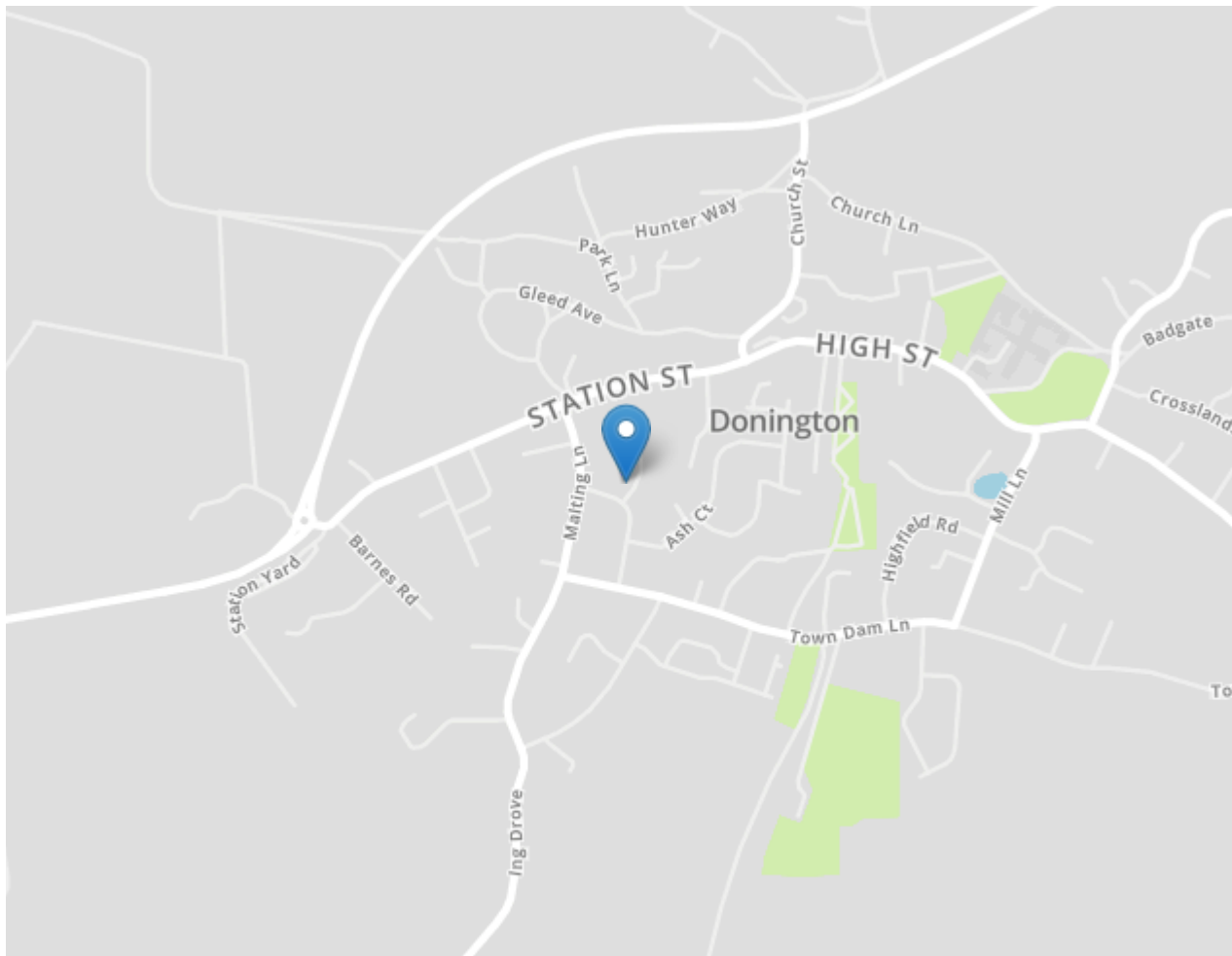
AGENT'S NOTES

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.



SHARMAN BURGESS

Ground Floor

Approx. 86.0 sq. metres (925.3 sq. feet)



Total area: approx. 86.0 sq. metres (925.3 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	