



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**£249,950**

9 Wykes Lane, Donington, Spalding, Lincolnshire PE11 4SE

**SHARMAN BURGESS**

**9 Wykes Lane, Donington, Spalding,  
Lincolnshire PE11 4SE  
£249,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed side entrance door, radiator, dado rail, coved cornice, ceiling light point, access to loft space, wall mounted digital central heating timer, built-in linen cupboard with slatted linen shelving within.

**DINING ROOM**

13' 8" x 9' 10" (4.17m x 3.00m)

Having dado rail, coved cornice, ceiling light point, additional ceiling recessed lighting, wall light points, radiator, window to rear elevation, archway through to: -

A substantial two bedroomed detached bungalow (originally built as a three bedroomed bungalow) with accommodation currently comprising an entrance hall, lounge, dining room, kitchen, large P-shaped conservatory, shower room, separate bathroom and two double bedrooms. Further benefits include a block paved driveway, enclosed garden to the rear, oil central heating and uPVC double glazing. Being offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**



### LOUNGE

17' 7" x 11' 6" (maximum into recess) (5.36m x 3.51m)  
 Having radiator, dado rail, coved cornice, ceiling light point, additional wall light points, space for electric fire. Double doors through to: -

### P-SHAPED CONSERVATORY

25' 1" (maximum at widest point) x 10' 9" (maximum) (7.65m x 3.28m)  
 Of brick and uPVC double glazed construction with polycarbonate roof. Having French doors leading to the garden, side entrance door, wall mounted lighting, tiled floor.

### INNER LOBBY

Having coved cornice, ceiling light point.

### BOILER ROOM

With floor mounted oil central boiler.

### KITCHEN

10' 7" (maximum at widest point) x 15' 7" (3.23m x 4.75m)  
 Having counter tops with sink and drainer with mixer tap, base level storage units, drawer units and further eye level wall units with glazed display cabinets, space for standard height fridge or freezer, plumbing for automatic washing machine, integrated electric hob with fume extractor above, integrated double oven and grill, tiled floor, dual aspect windows, radiator, coved cornice, ceiling mounted lighting, French doors leading to rear garden.



**SHARMAN  
BURGESS** Est 1996

### **SHOWER ROOM**

6' 7" x 7' 4" (2.01m x 2.24m)

Being fitted with a three piece suite comprising pedestal wash hand basin, corner shower cubicle with wall mounted Gainsborough mains fed shower within and fitted shower screen, push button WC, radiator, walls tiled to approximately half height, obscure glazed window to side elevation, coved cornice, ceiling light point.

### **BEDROOM ONE**

11' 6" x 13' 8" (maximum into bay window) (3.51m x 4.17m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point.

### **BEDROOM TWO**

10' 0" x 11' 8" (3.05m x 3.56m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

### **BATHROOM**

8' 8" x 9' 0" (2.64m x 2.74m)

Having a corner bath with mixer tap, pedestal wash hand basin with mixer tap, tiled floor, extended tiled splashbacks, heated towel rail, coved cornice, ceiling light point, window to side elevation.

### **EXTERIOR**

To the front, the property has a low level wall to the front boundary and a large block paved driveway which provides ample off road parking and turning space. There is a generous sized timber workshop/shed served by power and lighting. Gated access leads to the: -

### **REAR GARDEN**

Being laid to paved seating area and central circular lawn with gravelled borders. The garden is fully enclosed by fencing and served by outside lighting.

### **SERVICES**

Mains water, drainage and electricity are connected. The property is served by oil central heating.

### **AGENTS NOTE**

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

### **REFERENCE**

03032026/30035515/HEA



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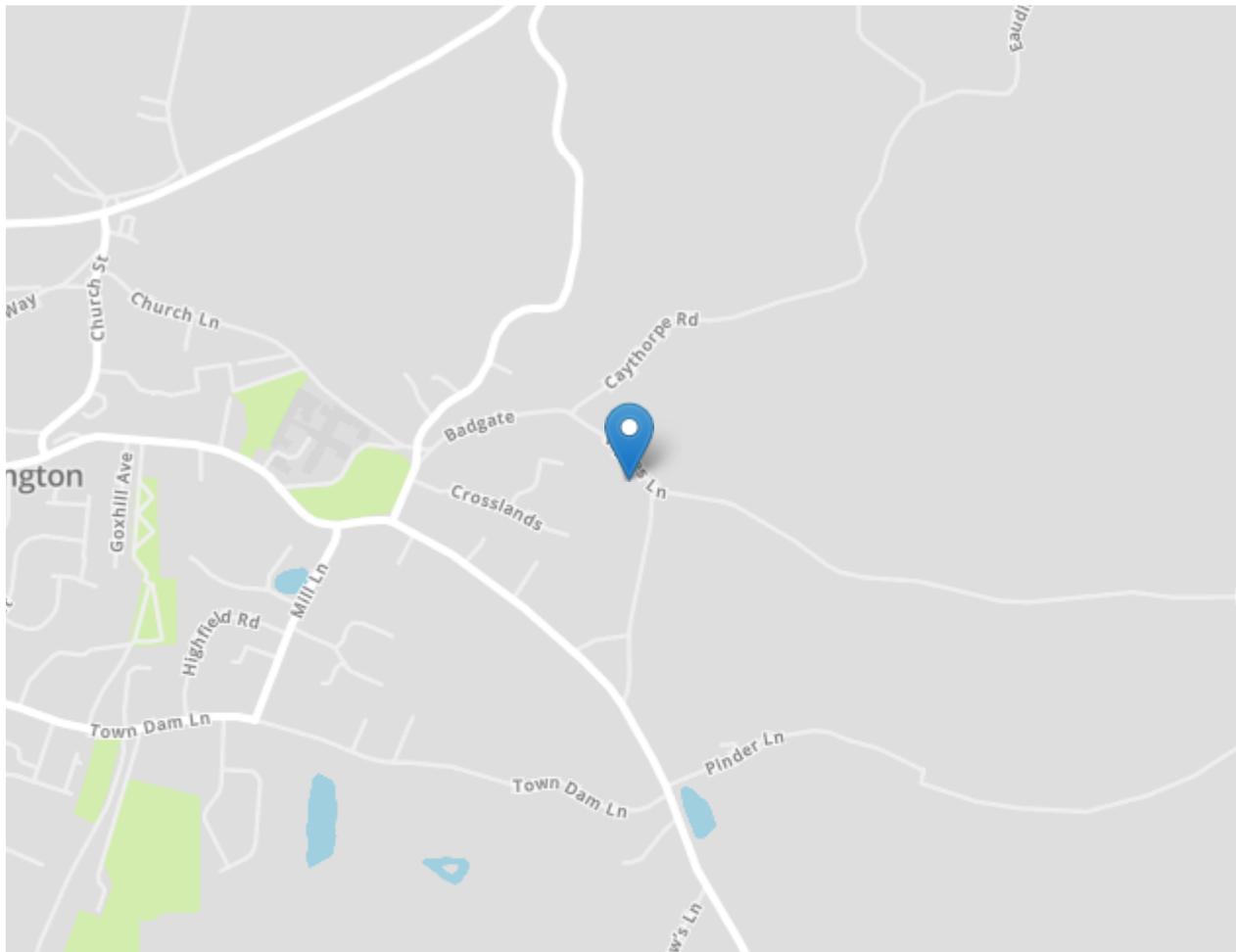
## AGENT'S NOTES

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.



**SHARMAN BURGESS**

**Ground Floor**  
Approx. 118.2 sq. metres (1272.2 sq. feet)



Total area: approx. 118.2 sq. metres (1272.2 sq. feet)



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