



£310,000

4 Morris Close, Donington, Spalding, Lincolnshire PE11 4FR

SHARMAN BURGESS

**4 Morris Close, Donington, Spalding,
Lincolnshire PE11 4FR
£310,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed window to the side, staircase rising to first floor, radiator, two ceiling light points, luxury vinyl tiled flooring.

GROUND FLOOR CLOAKROOM

Having pedestal wash hand basin with mixer tap, push button WC, walls tiled to approximately half height, radiator, ceiling light point, extractor fan, luxury vinyl tiled flooring.

A highly impressive modern detached home having undergone a range of specification enhancements by the current Vendors. Accommodation comprises an entrance hall, ground floor cloakroom, large open plan kitchen diner with breakfast bar, utility room, lounge, four bedrooms and a family bathroom arranged of a first floor landing, and en-suite shower room to bedroom one. Further benefits include an approximate south facing rear garden with large porcelain paved patio area, double garage with electric doors, uPVC double glazing and gas central heating.



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KITCHEN DINER

22' 5" (maximum) x 9' 11" (maximum) (6.83m x 3.02m)

A well appointed fitted kitchen comprising counter tops with matching upstands, additional return work surface providing breakfast bar, integrated one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, integrated appliances including fridge freezer, twin oven and grill, four ring electric hob with glass splashback and illuminated fume extractor above, integrated dishwasher, luxury vinyl tiled flooring, two radiators, ceiling light point to dining area, ceiling recessed lighting to kitchen area, dual aspect windows.

UTILITY ROOM

6' 1" x 5' 8" (1.85m x 1.73m)

Having counter top, fitted larder style unit, wall units, plumbing for automatic washing machine, space for condensing tumble dryer, luxury vinyl tiled flooring, obscure glazed door to rear elevation, ceiling light point, extractor fan.

LOUNGE

22' 5" x 11' 3" (6.83m x 3.43m)

Having French doors leading to the rear garden, window to front elevation, two radiators, two ceiling light points, TV aerial point, feature log effect electric fireplace (to be included in the sale) with fitted hearth and display mantle.



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FIRST FLOOR LANDING

Having radiator, ceiling light point, access to the loft space, boiler cupboard housing the Ideal gas combination central heating boiler

BEDROOM ONE

13' 3" x 11' 6" (4.04m x 3.51m)

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

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted mains fed shower with hand held shower attachment and tiling within and fitted shower screen, walls tiled to approximately half height, heated towel rail, obscure glazed window to front elevation, ceiling recessed light, extractor fan, electric shaver point.



BEDROOM TWO

11' 6" (maximum) x 8' 10" (maximum) (3.51m x 2.69m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM THREE

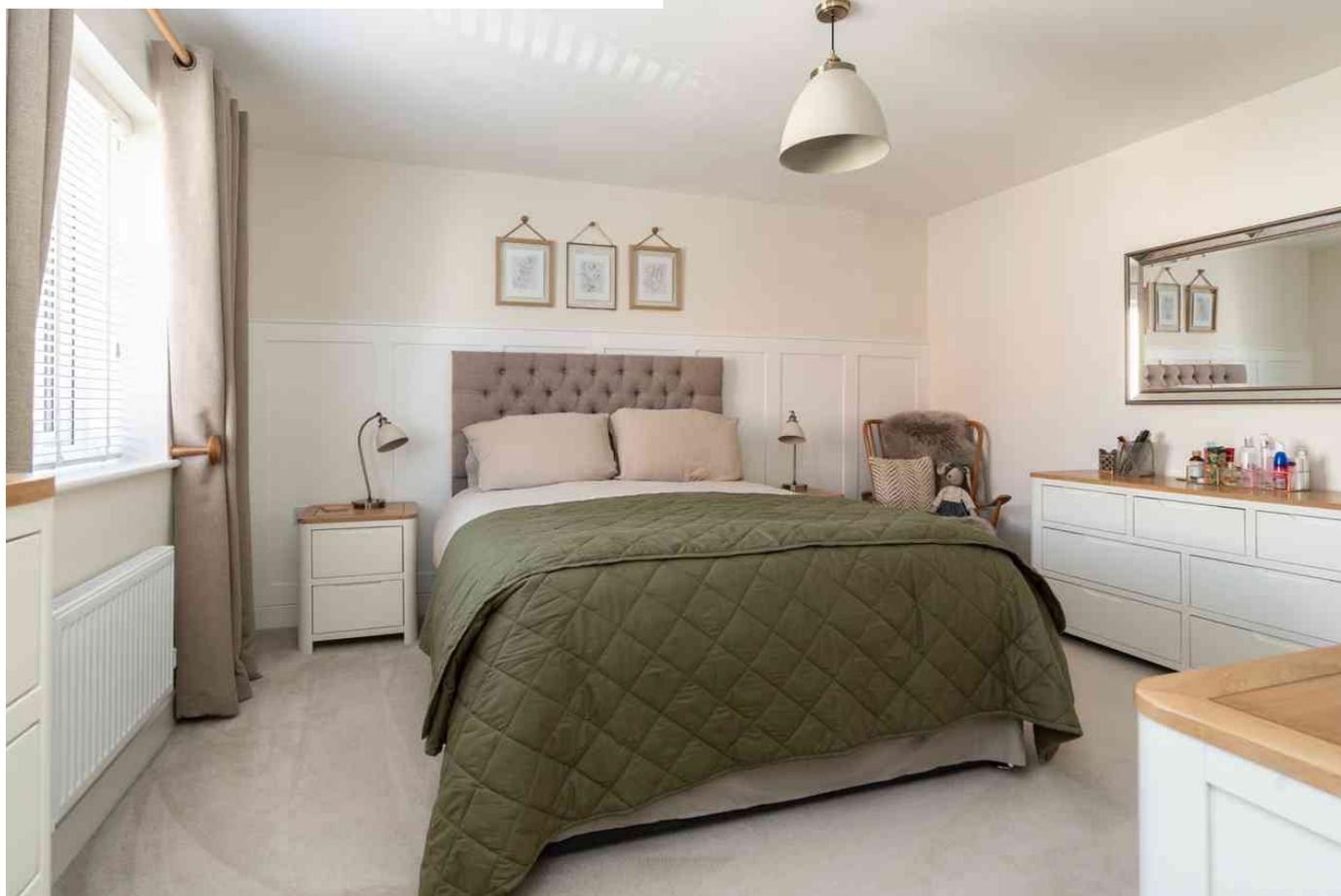
10' 3" x 13' 4" (maximum including built-in wardrobes) (3.12m x 4.06m)

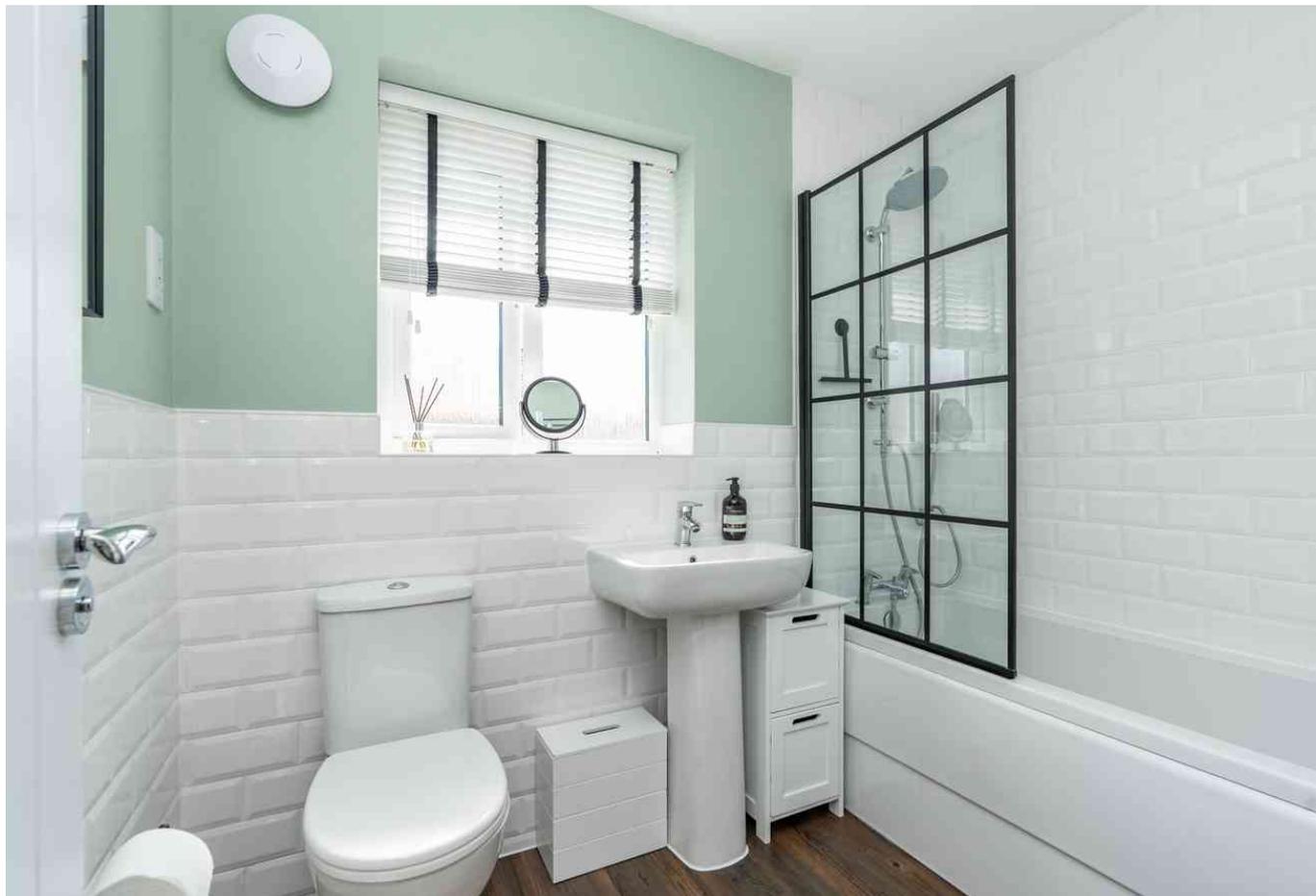
Having window to front elevation, radiator, ceiling light point, built-in single wardrobe with hanging rail and shelving within, built-in double wardrobe with hanging rails and shelving within, built-in over stairs storage cupboard with power point within.

BEDROOM FOUR

8' 11" (maximum) x 8' 7" (maximum) (2.72m x 2.62m)

Having window to rear elevation, radiator, ceiling light point, TV aerial point.





FAMILY BATHROOM

Being fitted with a three piece suite comprising bath with mixer tap and shower attachment and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, heated towel rail, extended tiled splashbacks, ceiling light point, extractor fan, electric shaver point, obscure glazed window to rear elevation.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a tarmac driveway which provides ample off road parking as well as vehicular access to the double garage. The low maintenance front garden has wrought iron railings to the front boundary.

DOUBLE GARAGE

18' 2" x 18' 2" (5.54m x 5.54m)

Having two electric up and over doors, served by power and lighting, personnel door to rear garden.

REAR GARDEN

The rear garden enjoys an approximate southerly facing aspect, initially benefitting from a generous sized porcelain paved patio area, additional raised decked seating with pergola above and a further raised patio seating area. The garden is predominantly laid to lawn, with mature plant and shrub borders. The garden is fully enclosed and served by outside tap, power and lighting. The garden also houses a lean-to timber store which is to be included within the sale.



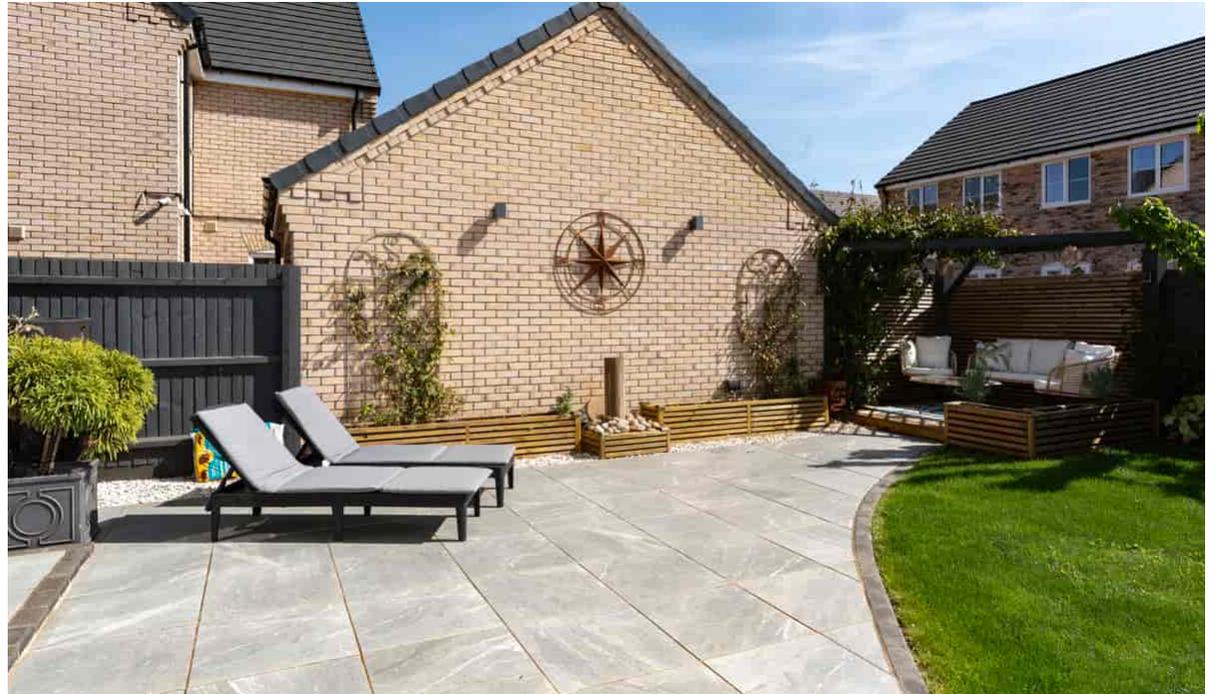
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SERVICES

Mains gas, electricity, water and drainage are connected. We believe that the site is to carry an annual service charge, however, this is not yet currently implemented. The Vendor informs the Agent that the property benefits from an NHBC Certificate with approximately 7 years remaining.

REFERENCE

23042025/29001080/SYK



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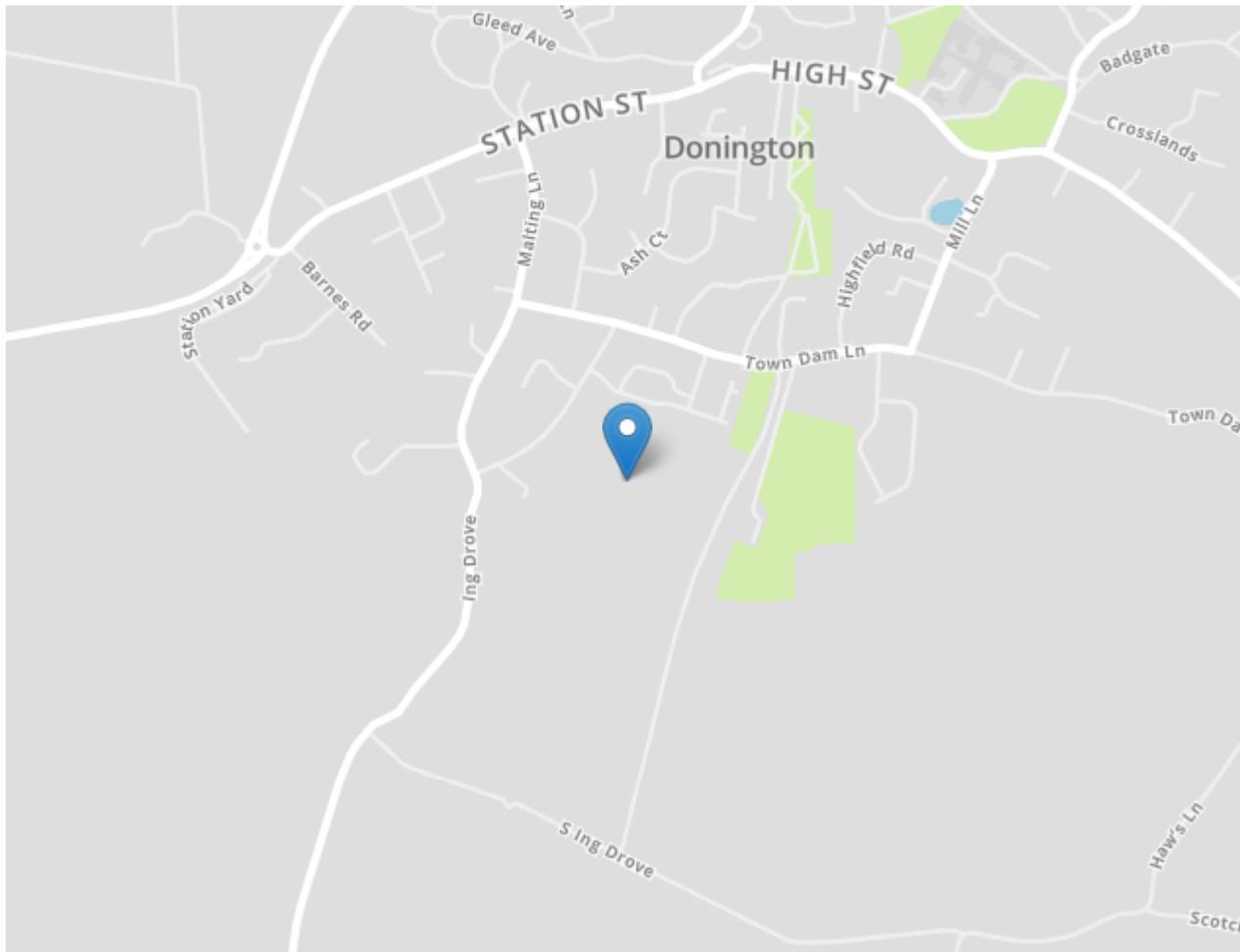
AGENT'S NOTES

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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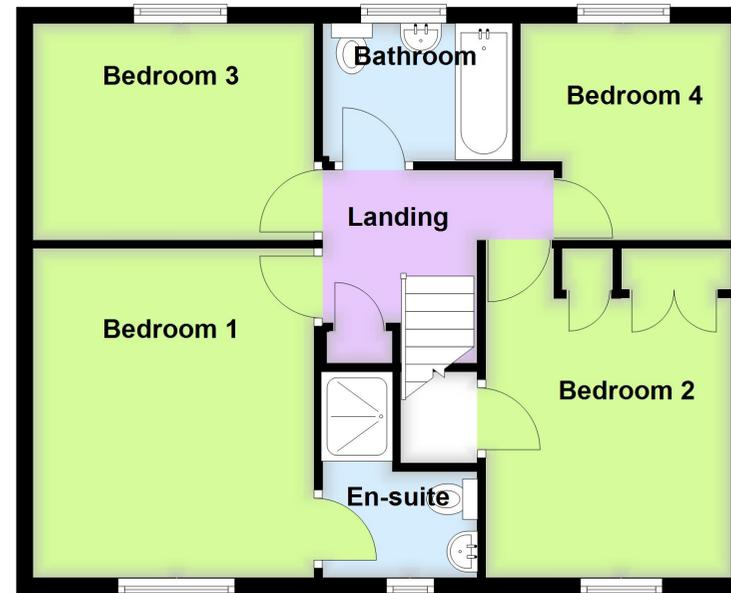
Ground Floor

Approx. 58.4 sq. metres (628.1 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.1 sq. feet)



Total area: approx. 116.7 sq. metres (1256.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	