



**£184,950**

9 Days Lane, Donington, Spalding, Lincolnshire PE11 4XT

**SHARMAN BURGESS**

**9 Days Lane, Donington, Spalding,  
Lincolnshire PE11 4XT  
£184,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having uPVC front entrance door, radiator, staircase leading off, door to: -

**LOUNGE**

12' 11" x 14' 0" (3.94m x 4.27m)

Having double glazed window to front elevation, radiator, TV aerial point, wall mounted gas fire, door to: -

A well presented semi detached property situated in the village of Donington and enjoying field views to the front aspect. Accommodation comprises entrance hall, lounge, kitchen diner, conservatory, three bedrooms to the first floor and a modern family bathroom. Further benefits include ample off road parking, detached single garage, a good sized well maintained rear garden and a separate allotment to the rear. Ideal for FIRST TIME BUYERS.



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### KITCHEN DINER

8' 0" x 17' 5" (2.44m x 5.31m)

Being fitted with a range of wall and base level units, areas of work surfaces, partly tiled walls, space and plumbing for automatic washing machine, inset stainless steel sink and drainer with mixer tap, space for cooker, tiled floor, radiator, under stairs cupboard with space for upright fridge freezer, double glazed window, double glazed door through to: -

### CONSERVATORY

7' 2" x 13' 9" (2.18m x 4.19m)

Of uPVC double glazed construction with uPVC roof. Having wood laminate flooring, radiator, TV aerial point, double glazed window to side and rear elevations, double glazed patio doors to rear garden.

### FIRST FLOOR LANDING

Having staircase rising from entrance hall, double glazed window to side elevation, access to roof space.

### BEDROOM ONE

9' 0" x 10' 10" (2.74m x 3.30m)

Having double glazed window to front elevation, radiator, coved cornice, TV aerial point, ceiling light incorporating fan.

### BEDROOM TWO

11' 11" x 8' 11" (3.63m x 2.72m)

Having double glazed window to rear elevation, radiator, built-in airing cupboard housing the hot water cylinder water with slatted linen shelving within.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM THREE

8' 8" x 8' 2" (2.64m x 2.49m)

Having a double glazed window to rear elevation, radiator.

### BATHROOM

Being fitted with a modern three piece suite comprising panelled bath with mixer tap and wall mounted electric rainfall shower above with folding shower screen, low level WC, wash hand basin inset to vanity unit, wall mounted heated towel rail, wood laminate flooring, fully tiled walls, extractor fan, double glazed window to front elevation.

### EXTERIOR

To the front, the property benefits from a large gravelled driveway providing off road parking as well as vehicular access to the single garage. The property enjoys field views to the front aspect. Side gated access leading to the rear garden.

### SINGLE GARAGE

19' 10" x 9' 10" (6.05m x 3.00m)

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

### REAR GARDEN

Initially comprising a large paved patio seating area leading to a shaped lawn with slate shrub and bush borders. There is a further patio seating area to the rear of the garden. The garden is fully enclosed by timber fencing and includes a rear entrance gate. The garden also houses an outside WC and tap.

### EXTERNAL WC

Of brick and tile construction. Housing a low level WC.

### AGENTS NOTE

The property also benefits from an allotment to the rear which is situated approximately four houses along and will be confirmed by the title deeds at a later stage.

### SERVICES

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

### REFERENCE

17122024/28471542/HOR



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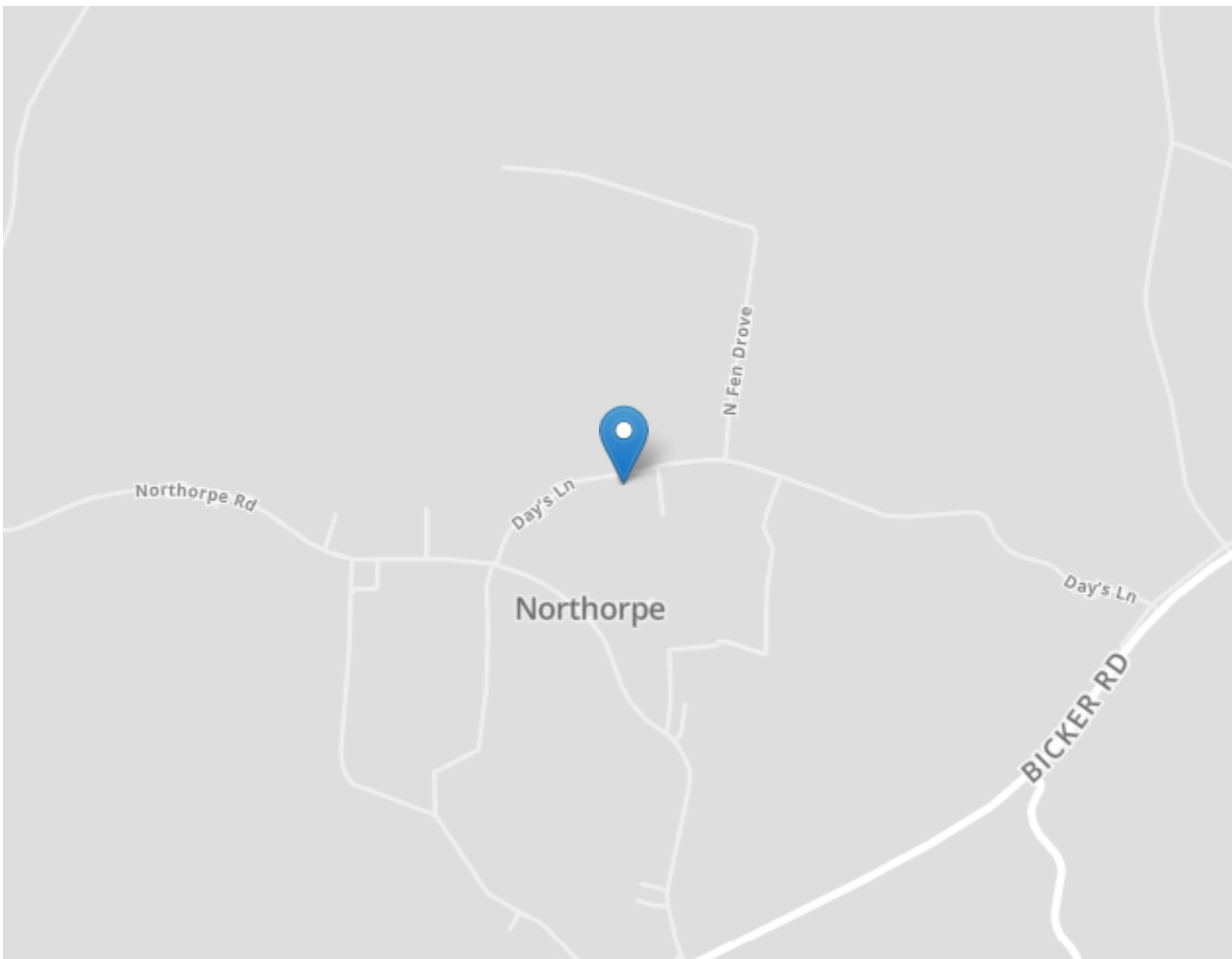
## AGENT'S NOTES

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.

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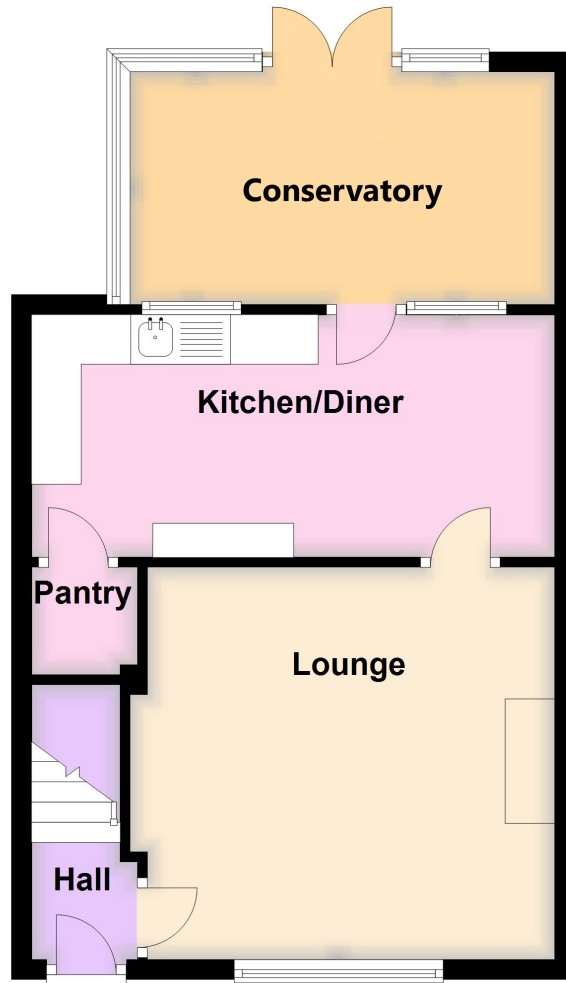
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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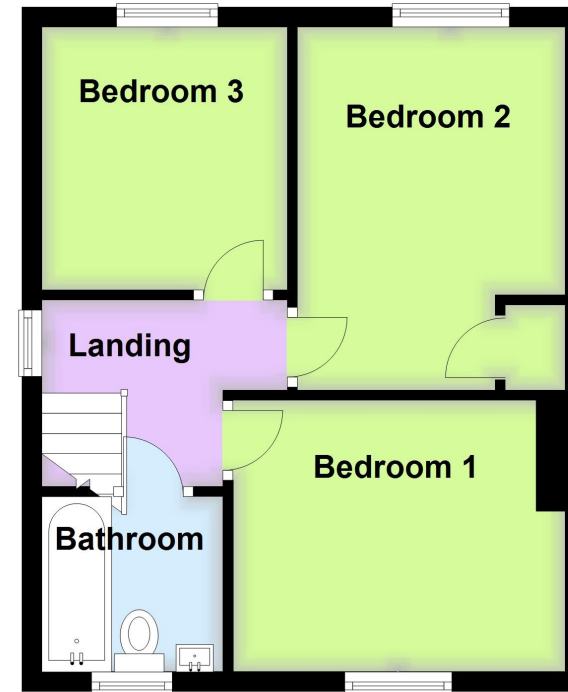
## Ground Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



## First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 79.2 sq. metres (852.0 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	