



SHARMAN
BURGESS
FOR SALE
01205 361161

£269,000

11 Wykes Lane, Donington, Spalding, Lincolnshire PE11 4SD

SHARMAN BURGESS

**11 Wykes Lane, Donington, Spalding,
Lincolnshire PE11 4SD
£269,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, radiator, covered cornice, two ceiling light points, wall mounted door chimes, door to built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

LOUNGE

17' 1" (maximum measurement) 11' 6" (maximum measurement) (5.21m x 3.51m)

Having window to rear aspect, radiator, covered cornice, ceiling light point with ornamental rose, fireplace with space for electric fire, fitted inset and hearth and display surround. Archway through to: -

A beautifully presented detached bungalow with views over open farmland to the front yet situated within close proximity to Donington village centre. The flexible accommodation has previously been used as a three bedroomed bungalow. Accommodation currently comprises an entrance hall, lounge with archway through to dining room (formerly bedroom three), breakfast kitchen, sitting room, conservatory, utility room, cloakroom, two double bedrooms and family bathroom. Further benefits include a driveway which provides off road parking, extremely well maintained gardens to the rear and oil central heating. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



DINING ROOM

9' 3" x 9' 0" (2.82m x 2.74m)

Having window to side aspect, radiator, coved cornice, ceiling light point with ornamental rose. Prospective purchasers should be aware that this room was formerly a third bedroom and with a little readjustment could easily be reinstated.

BREAKFAST KITCHEN

13' 7" x 9' 9" (4.14m x 2.97m)

Having roll edge work surfaces with tiled splashbacks, 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 glazed display cabinets and eye level corner display shelving, integrated oven and grill, four ring electric hob with fume extractor above, integrated fridge and integrated dishwasher, tiled flooring, ceiling light point, additional ceiling recessed lights, radiator, coved cornice, window to rear aspect.

INNER LOBBY

With tiled flooring, coved cornice, ceiling light point, floor mounted Camray 2 oil central heating boiler.

UTILITY ROOM

10' 9" (maximum measurement) x 9' 4" (maximum measurement) (3.28m x 2.84m)

Having roll edge work surfaces, tiled splashbacks, stainless steel sink and drainer, base level storage units, drawer units and wall units, plumbing for automatic washing machine, space for tumble dryer, space for twin height fridge freezer, radiator, coved cornice, ceiling light point, door to: -

CLOAKROOM

Having WC, obscure glazed window, coved cornice, ceiling light point, tiled flooring, radiator.



**SHARMAN
BURGESS** Est 1996

CONSERVATORY

9' 7" (maximum measurement) x 9' 4" (2.92m x 2.84m)

Of uPVC double glazed construction with polycarbonate roof with fitted ceiling blinds. Having tiled flooring, radiator, wall mounted lighting.

SITTING ROOM

15' 6" x 10' 9" (4.72m x 3.28m)

Having double doors leading out to the front aspect, window to side aspect, dado rail, picture rail, ceiling light point, additional ceiling recessed lights, TV aerial point.

BEDROOM ONE

14' 2" (maximum measurement taken into bay window) x 11' 6" (maximum measurement including built-in furniture) (4.32m x 3.51m)

Having window to front aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose, range of fitted bedroom furniture including dressing table with drawers to either side, built-in wardrobes with hanging rails and shelving within and overhead storage lockers.

BEDROOM TWO

11' 7" x 9' 9" (3.53m x 2.97m)

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

BATHROOM

Having a three piece suite comprising corner bath with mixer tap and hand held shower attachment, WC, wash hand basin with mixer tap and vanity unit beneath, walls tiled to approximately half height, radiator, electric shaver point, coved cornice, two ceiling recessed lights, obscure glazed window to side aspect.

EXTERIOR

To the front, the property is approached over a gravelled driveway which provides off road parking and turning space, with flower and shrub borders. The driveway is served by outside lighting. Gated access leads to a further paved hardstanding area. Further gated access leads to the rear garden.

The well presented rear garden is initially laid to a block paved hardstanding area which provides seating space and leads to the remainder which is laid to shaped lawns with well stocked flower and shrub borders. The garden houses a timber summerhouse with glazed double doors, a garden shed and 6ft x 8ft greenhouse which are to be included within the sale. Toward the rear right hand section of the garden is a further gravelled area accessed through an archway, again with well stocked flower and shrub borders. The garden is fully enclosed by fencing, houses the oil tank and is served by outside lighting.

SERVICES

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

REFERENCE

26775404/18092023/BUL



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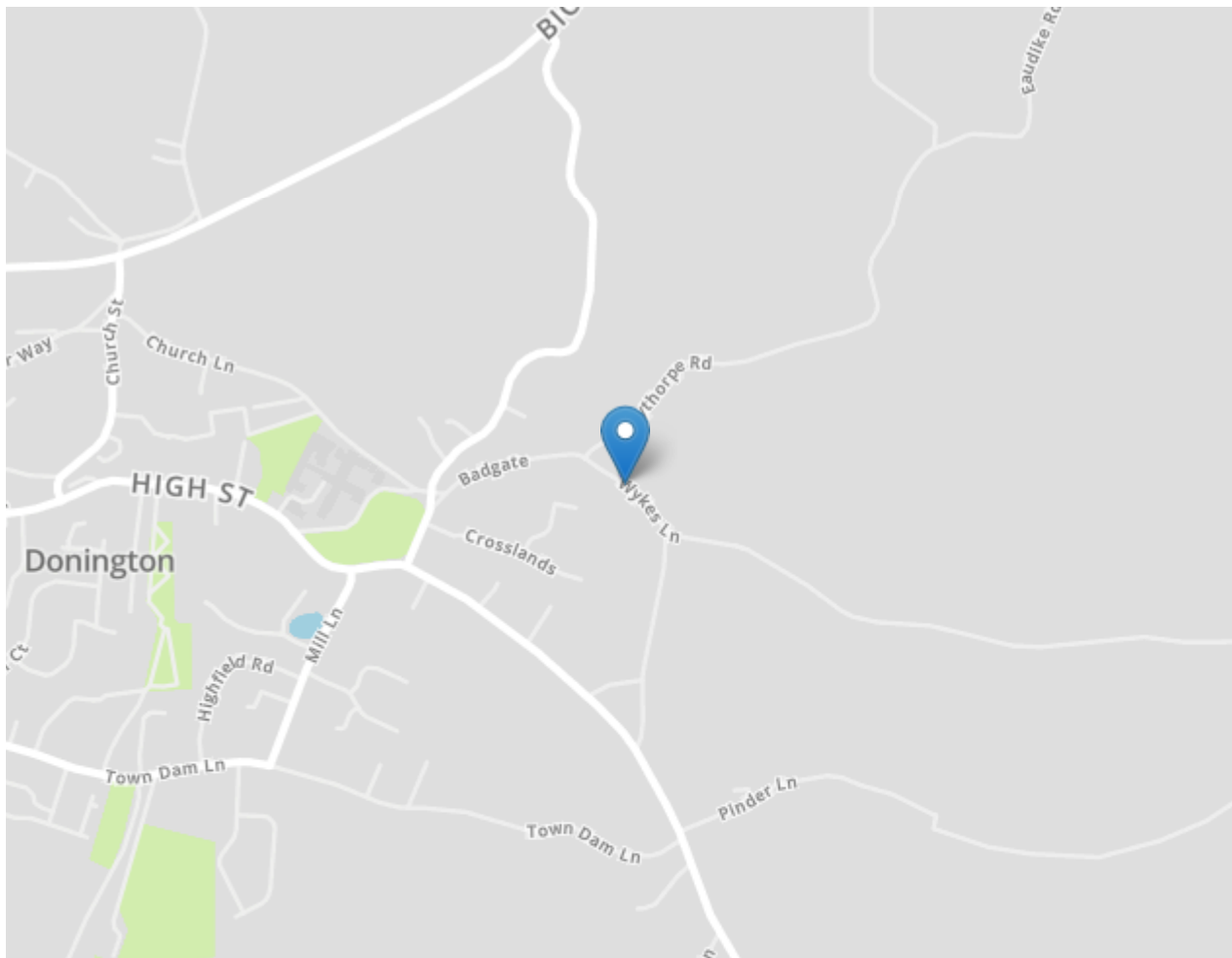
AGENT'S NOTES

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. 114.4 sq. metres (1231.2 sq. feet)



Total area: approx. 114.4 sq. metres (1231.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC