



£169,950

63 Towndam Lane, Donington, Spalding, Lincolnshire PE11 4TR

SHARMAN BURGESS

**63 Towndam Lane, Donington, Spalding,
Lincolnshire PE11 4TR
£169,950 Freehold**

ACCOMMODATION

LOUNGE

10' 8" x 14' 10" (maximum) (3.25m x 4.52m)

Having front entrance door, double glazed window to front elevation, TV aerial point, staircase rising to first floor, radiator.

A modern semi detached property situated within close proximity of Donington village centre and primary school. Accommodation comprises a lounge, kitchen diner, ground floor cloakroom, two double bedrooms and bathroom. Further benefits include enclosed rear garden and off road parking. Ideal for FIRST TIME BUYERS.



SHARMAN BURGESS





KITCHEN DINER

13' 6" (maximum including under stairs cupboard and cloakroom) x 14' 10" (maximum) (4.11m x 4.52m)

Being fitted with a range of wall and base level storage units, areas of work surface, inset ceramic sink and drainer with mixer tap, partly tiled walls, integrated oven and five ring gas hob with stainless steel extractor above, space and plumbing for automatic washing machine, space for dishwasher, space for American style fridge freezer, tiled floor, radiator, rear entrance door, door to under stairs cupboard, door to: -

GROUND FLOOR CLOAKROOM

Being fitted with a low level WC, wall mounted wash hand basin with tiled splashback, radiator, tiled flooring.

FIRST FLOOR LANDING

Having stairs rising from the lounge, doors to two bedrooms and bathroom.

BEDROOM ONE

9' 2" x 12' 8" (2.79m x 3.86m)

Having two double glazed windows to rear elevation, radiator, built-in wardrobe, TV aerial point.

BEDROOM TWO

8' 4" x 14' 10" (2.54m x 4.52m)

Having double glazed window to front elevation, radiator, wood laminate flooring, built-in over stairs storage cupboard housing the central heating boiler and slatted linen shelving within.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising P shaped panelled bath with mains fed rainfall shower with hand held shower attachment above and fitted shower screen, wash hand basin inset to vanity unit, low level WC, wall mounted heated towel rail, electric shaver point, ceiling recessed spotlights, extractor fan, fully tiled walls, tiled floor.

EXTERIOR

To the front of the property is a lawned front garden with paved pathway leading to the front entrance door. Off road parking is available to the right hand side of 61 Towndam Lane, which allows for parking for two vehicles to a tandem length driveway.

REAR GARDEN

The rear garden benefits from two decked seating areas leading to the remainder of the garden which is laid to bark chippings. The garden houses two timber sheds and is fully enclosed by timber fencing.

SERVICES

Mains electricity, gas, water and drainage are connected.

REFERENCE

19062025/29208657/GOO



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

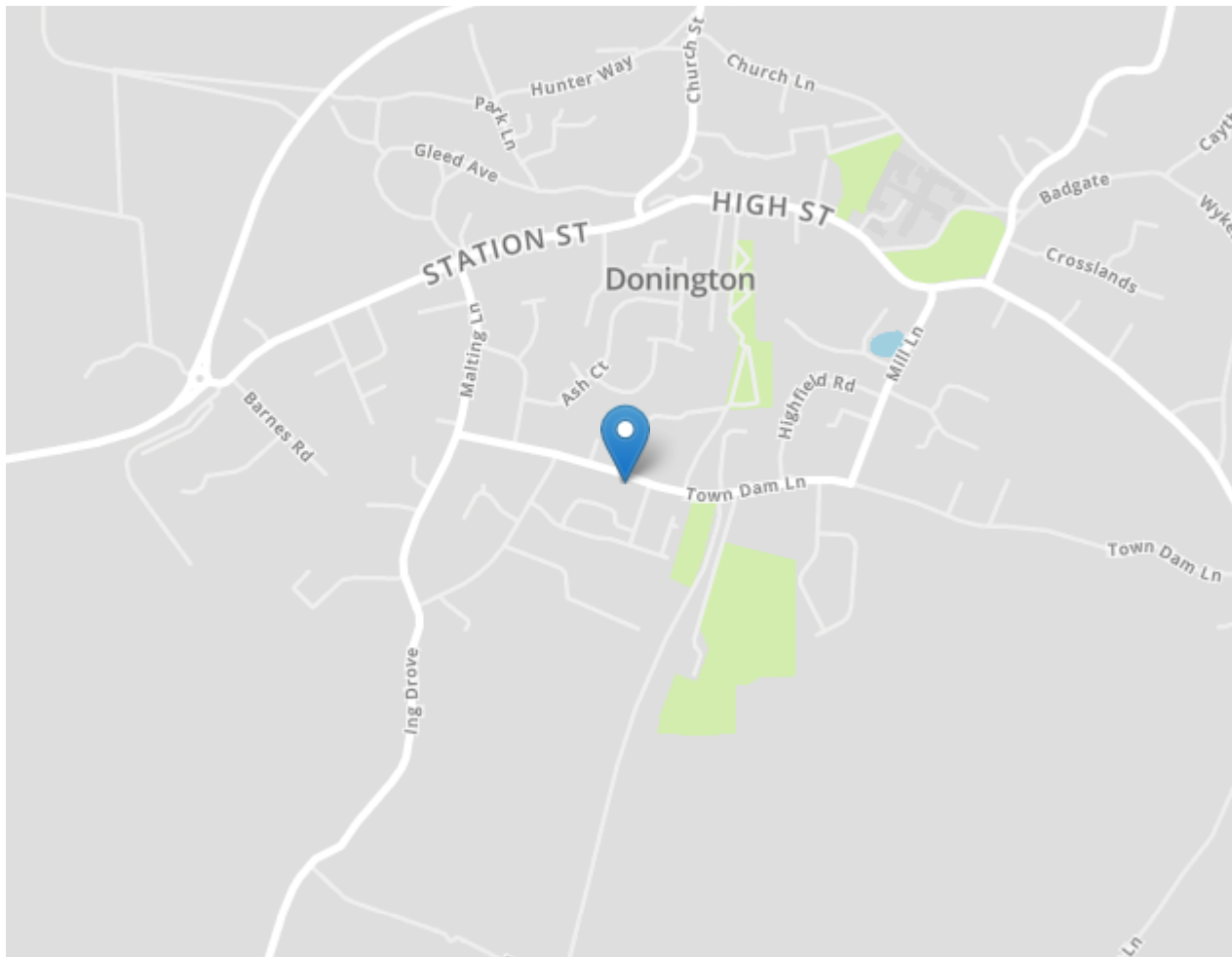
AGENT'S NOTES

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.

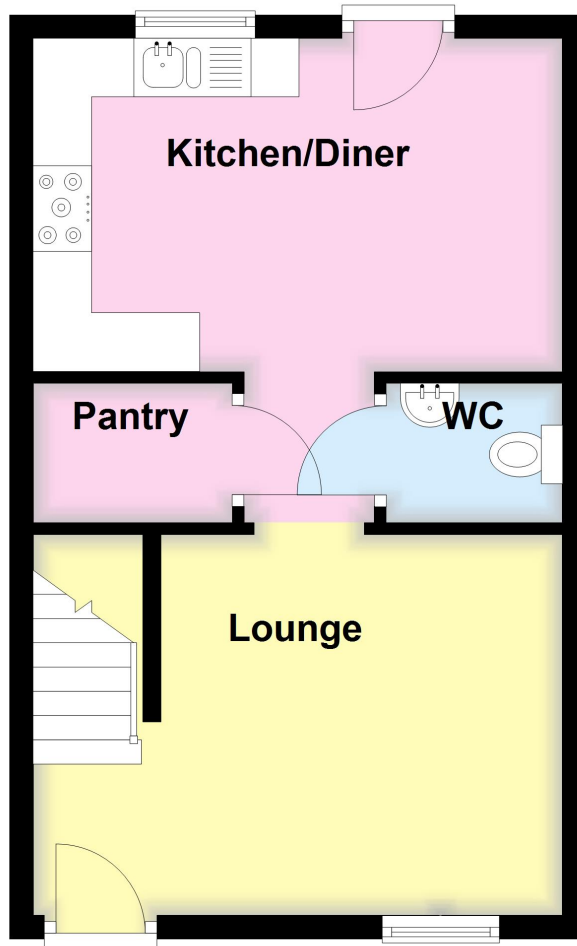
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

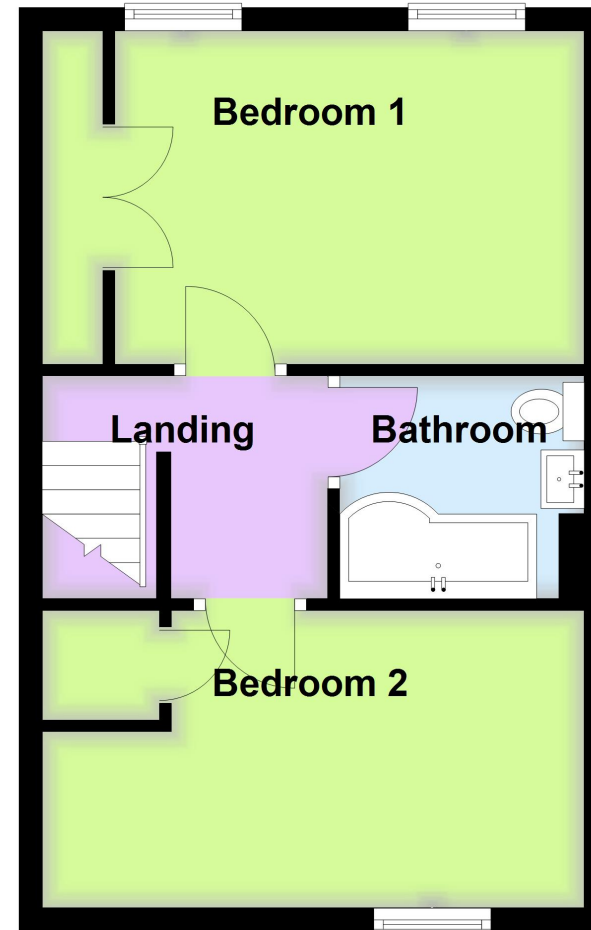
Ground Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 sq. feet)

**SHARMAN
BURGESS** Est 1996

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	83
(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	