



£420,000

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

SHARMAN BURGESS

**Craigard, Wykes Lane, Donington, Spalding,
Lincolnshire PE11 4SD
£420,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with coloured glass detailing and matching pane above, Karndean flooring, radiator, ceiling light point.

An extended and highly impressive detached former farmhouse situated on a plot size approaching 0.33 Acres (s.t.s) with open views and timber cabin/studio within the grounds. Accommodation comprises an entrance hall, lounge, sitting room, dining room, conservatory, kitchen, cloakroom, pantry/boot room and cellar/utility room. Four bedrooms are arranged off a first floor landing, with bedroom one having a large en-suite shower room, and a family bathroom. Further benefits include a driveway providing ample off road parking, gas central heating, uPVC double glazing and stunning views across open arable farmland.



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LOUNGE

14'8" (maximum including chimney breast) x 13'0" (maximum)
(4.47m x 3.96m)

Having window to front elevation with fitted shutters, Karndean flooring, picture rail, ceiling light point with ornamental ceiling rose, radiator, TV aerial point, wiring for satellite TV, feature multi fuel burner with tiled hearth and display mantle above.

CONSERVATORY

13'5" (maximum) x 11'8" (maximum) (4.09m x 3.56m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having double doors leading to the garden.

DINING ROOM

18'8" (maximum including chimney breast) x 9'11" (5.69m x 3.02m)

Having Karndean flooring, window to rear elevation with fitted shutters, radiator, ceiling light point with ornamental ceiling rose, obscure glazed window to side elevation, fitted log burner with exposed brickwork surround and display mantle above, staircase leading off. Door to cellar.

SITTING ROOM

13'0" (maximum) x 14'8" (maximum including chimney breast)
(3.96m x 4.47m)

Having window to front elevation with fitted shutters, Karndean flooring, picture rail, ceiling light point with ornamental ceiling rose, radiator, additional window, feature open fireplace with cast iron and tiled inset, tiled hearth and display surround.



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KITCHEN

18' 3" (maximum) x 10' 6" (maximum) (5.56m x 3.20m)

Comprising Quartz work surfaces with inset stainless steel 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, return work surface providing breakfast bar, space for Range cooker, space and plumbing for dishwasher, space for American style fridge freezer (appliances potentially available subject to agreed negotiated price); wall mounted Rangemaster stainless steel illuminated fume extractor, window to rear elevation, French doors leading to the garden, ceiling recessed lighting, radiator, additional door leading to the exterior.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with tiled splashback, WC, radiator, two obscure glazed windows, two ceiling light points, access to loft space.

WALK-IN PANTRY/BOOT ROOM

11' 0" (maximum) x 10' 0" (maximum) (3.35m x 3.05m)

Having counter top with base level storage units, space for condensing tumble dryer, wall mounted Viessmann gas central heating boiler, ceiling light point, radiator, window, space for American style fridge freezer, wood effect laminate flooring.

CELLAR/UTILITY

10' 7" x 10' 1" (3.23m x 3.07m)

Having steps leading down from the dining room, stainless steel sink and drainer, base level units, plumbing for washing machine, water softener, lighting, quarry tiled floor, window.



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FIRST FLOOR LANDING

Having Karndean flooring, ceiling light point.

BEDROOM ONE

12' 11" x 11' 8" (measurement taken to chimney breast) (3.94m x 3.56m)
Having window to front elevation with fitted shutters, radiator, ceiling light point, built-in double wardrobes to either side of chimney breast with hanging rails and shelving within, feature ornamental fireplace, radiator, sliding obscure glazed door through to: -

EN-SUITE SHOWER ROOM

9' 6" x 8' 1" (2.90m x 2.46m)

Having saniflo WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower and fitted shower screen, obscure glazed window to front elevation with shutters, extended tiled splashbacks, ceiling light point, radiator.

BEDROOM TWO

11' 11" (including chimney breast) x 12' 11" (3.63m x 3.94m)
Having window to front elevation with fitted shutters, radiator, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM THREE

10' 10" (maximum) x 9' 11" (maximum) (3.30m x 3.02m)
Having Velux window, ceiling light point, Karndean flooring, radiator.

BEDROOM FOUR

10' 0" (maximum) x 9' 2" (maximum) (3.05m x 2.79m)
Having partially obscure glazed Velux window, Karndean flooring, ceiling light point, radiator.



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FAMILY BATHROOM

9' 0" x 6' 7" (2.74m x 2.01m)

Having WC, pedestal wash hand basin, panelled bath with mixer tap and hand held shower attachment, extended tiled splashbacks, obscure glazed window, ceiling light point, radiator.

EXTERIOR

The property is approached through double five bar gates leading to a large gravelled driveway which extends to the rear of the property and provides ample off road parking and hardstanding for numerous vehicles. The property is situated on a plot approaching 0.33 Acres (s.t.s). The low maintenance front garden is laid to gravel, with stone paving leading to the front entrance door and wall with wrought iron railings to the front boundary.

REAR GARDEN

The rear garden is initially laid to paved patio seating areas leading to the remainder which is predominantly laid to well established lawn, interspersed with a variety of trees. To the rear left hand corner of the garden is a storage shed (to be included in the sale). Picket fencing leads to a separate section of garden with granite and paved access leading to a detached cabin. The rear garden is enclosed by a mixture of fencing and hedging and is served by an external tap and lighting.

DETACHED CABIN

19' 10" x 14' 10" (6.05m x 4.52m)

Having triple aspect windows, French doors, served by power and lighting. The garden cabin makes an ideal gym, studio or home office.

SERVICES

Mains gas, electricity and water are connected to the property. Drainage is to a septic tank.

REFERENCE

24012025/28475340/SMI



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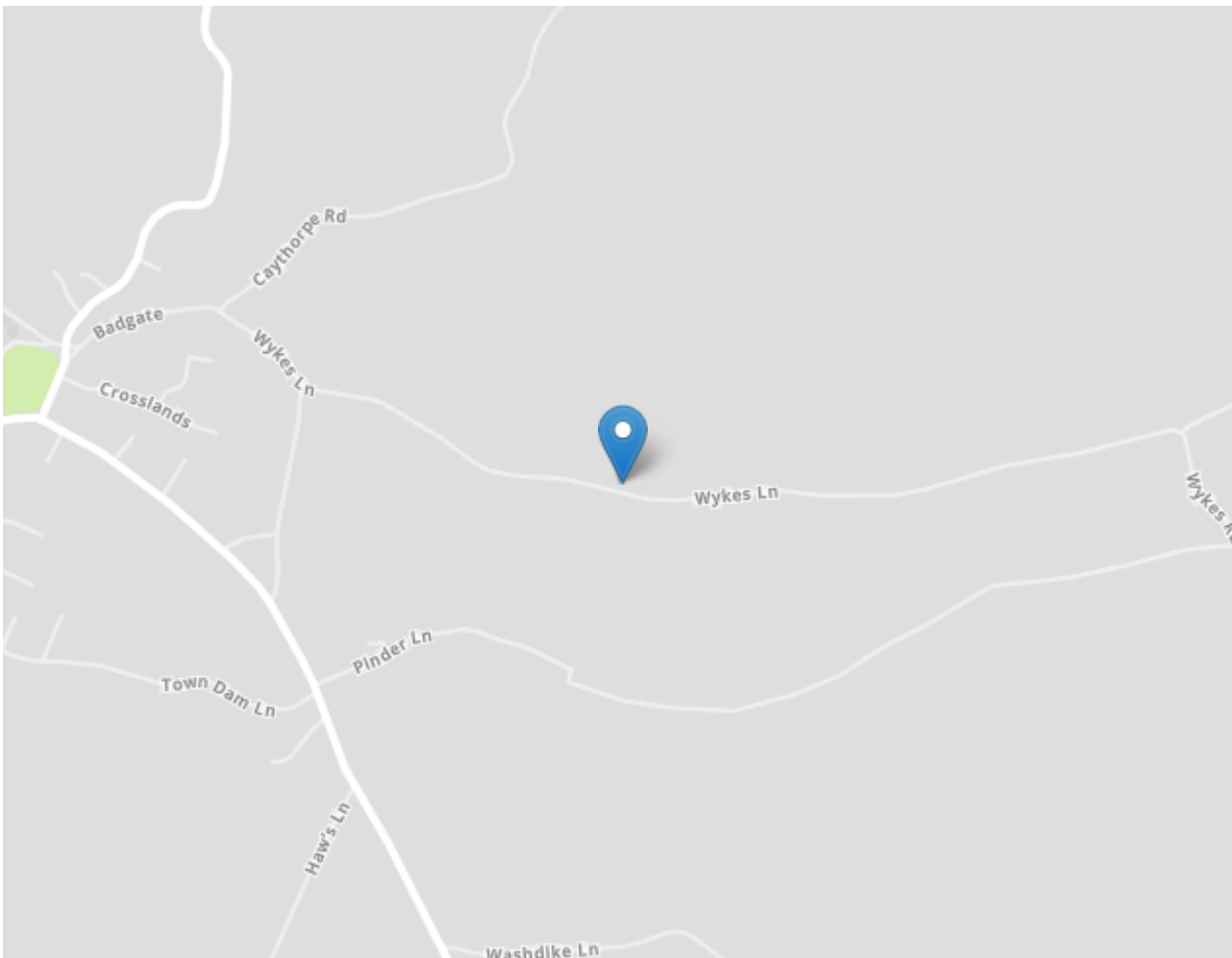
AGENT'S NOTES

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.

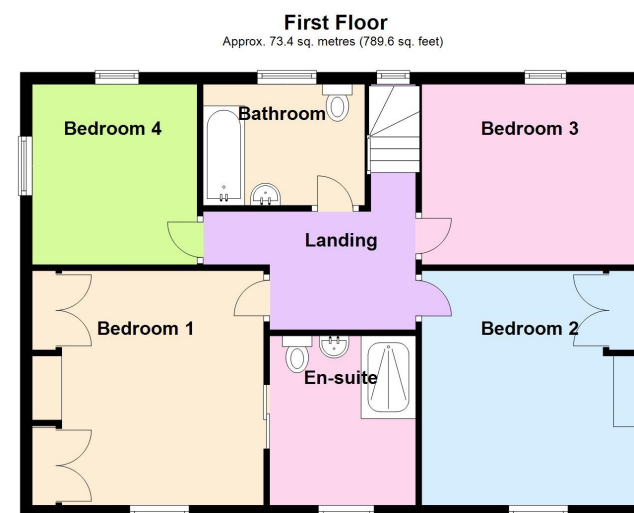
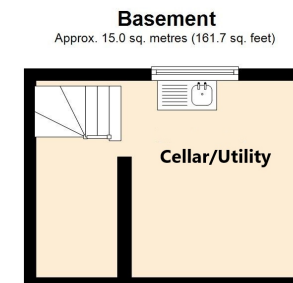
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



SHARMAN BURGESS



Total area: approx. 192.8 sq. metres (2075.2 sq. feet)



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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 95 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 60 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |