



**£150,000**

49 Gleed Avenue, Donington, Spalding, Lincolnshire PE11 4UG

**SHARMAN BURGESS**

**49 Glead Avenue, Donington, Spalding,  
Lincolnshire PE11 4UG  
£150,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, tiled floor, staircase leading off, radiator, ceiling light point.

**LOUNGE DINER**

20' 3" (maximum) x 10' 7" (maximum) (6.17m x 3.23m)

Having dual aspect windows, two radiators, coved cornice, two ceiling light points, TV aerial point, feature wall mounted electric fire with tiled inset and hearth and display surround.

A well presented semi-detached property with ample off road parking, good sized rear garden and a refitted kitchen. Accommodation comprises an entrance hall, lounge diner, refitted kitchen with oak work surfaces, two bedrooms to the first floor and a shower room. Further benefits include an external utility room, gas central heating and uPVC double glazing (excluding out buildings). Prospective purchasers should be aware that the property is of PRC construction with a valid PRC certificate in place.



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### **KITCHEN**

12' 3" (maximum) x 7' 5" (maximum) (3.73m x 2.26m)  
Having a refitted kitchen comprising Oak work surfaces with inset ceramic sink and rinser, base level storage units, drawer units and matching eye level wall units, integrated double oven and grill, four ring electric hob with fume extractor, integrated slimline dishwasher, space for fridge freezer, radiator, ceiling recessed lighting, window to rear aspect, tiled floor, obscure glazed entrance door.

### **FIRST FLOOR LANDING**

Having ceiling light point, window to side aspect, linen cupboard with slatted linen shelving within.

### **BEDROOM ONE**

15' 1" (maximum) x 8' 10" (maximum) (4.60m x 2.69m)  
Having two windows to front aspect, radiator, ceiling light point, built-in bedroom furniture providing storage, boiler cupboard housing the Viessmann combination gas central heating boiler.

### **BEDROOM TWO**

10' 9" (maximum) x 10' 0" (maximum) (3.28m x 3.05m)  
Having window to rear aspect, radiator, ceiling light point.

### **SHOWER ROOM**

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower within and fitted shower screen, pedestal wash hand basin, push button WC, tiled floor, walls tiled to approximately half height, radiator, ceiling light point, obscure glazed window to rear aspect.



**SHARMAN  
BURGESS** Est 1996

### EXTERIOR

To the front, the property has a dropped kerb leading to a large gravelled driveway which provides ample off road parking and hardstanding. There are two lawned garden areas with privet hedging to the front boundary. Gated access leads through to a covered section with additional gateway leading to a rear garden and outbuilding comprising a: -

### UTILITY ROOM

Having roll edge work surfaces, base level storage units and wall units, space for standard height fridge or freezer, space for chest freezer, space for tumble dryer and plumbing for washing machine, two windows, wall mounted electric fuse box, wall mounted lighting.

### ADJOINING STORE

### REAR GARDEN

Being initially laid to concrete hardstanding and raised paved patio seating area, A further gateway leads to a lawned section with flower and shrub borders. Within the garden to the rear is a large timber garden storage shed. There is also a secondary outbuilding which the current vendor uses as a grooming room with approximate measurements of 12ft x 8ft and served by power, lighting and water. The garden is fully enclosed by fencing and served by outside tap and lighting.

### SERVICES

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

### AGENTS NOTE

Prospective purchaser should be aware that the property is a bricked around PRC property and there is a valid PRC certificate in place. Prospective purchasers are advised to check with their mortgage lender if the property with a certificate fits within their lending criteria prior to purchase.

### REFERENCE

15042024/27412644/HAN



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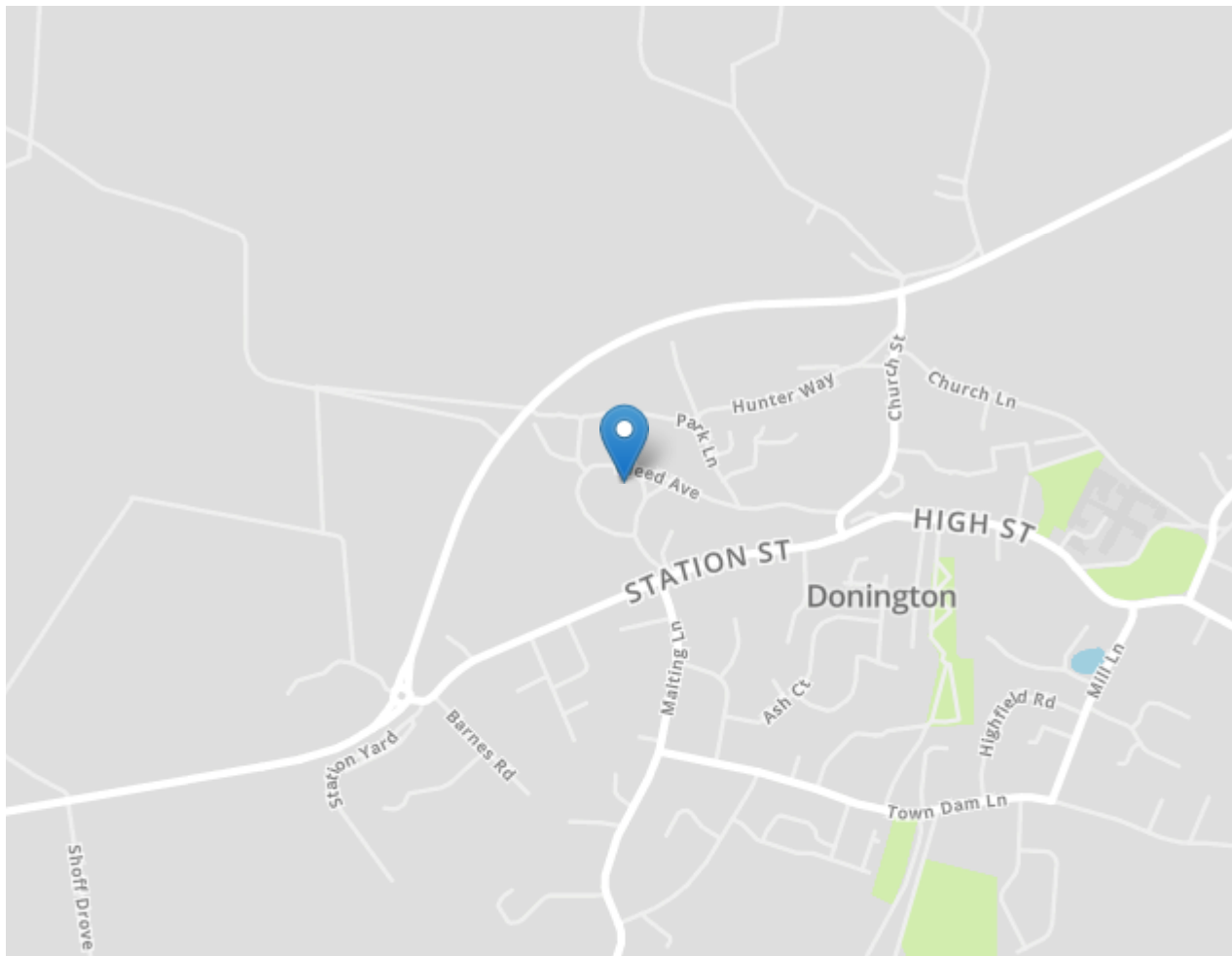
## AGENT'S NOTES

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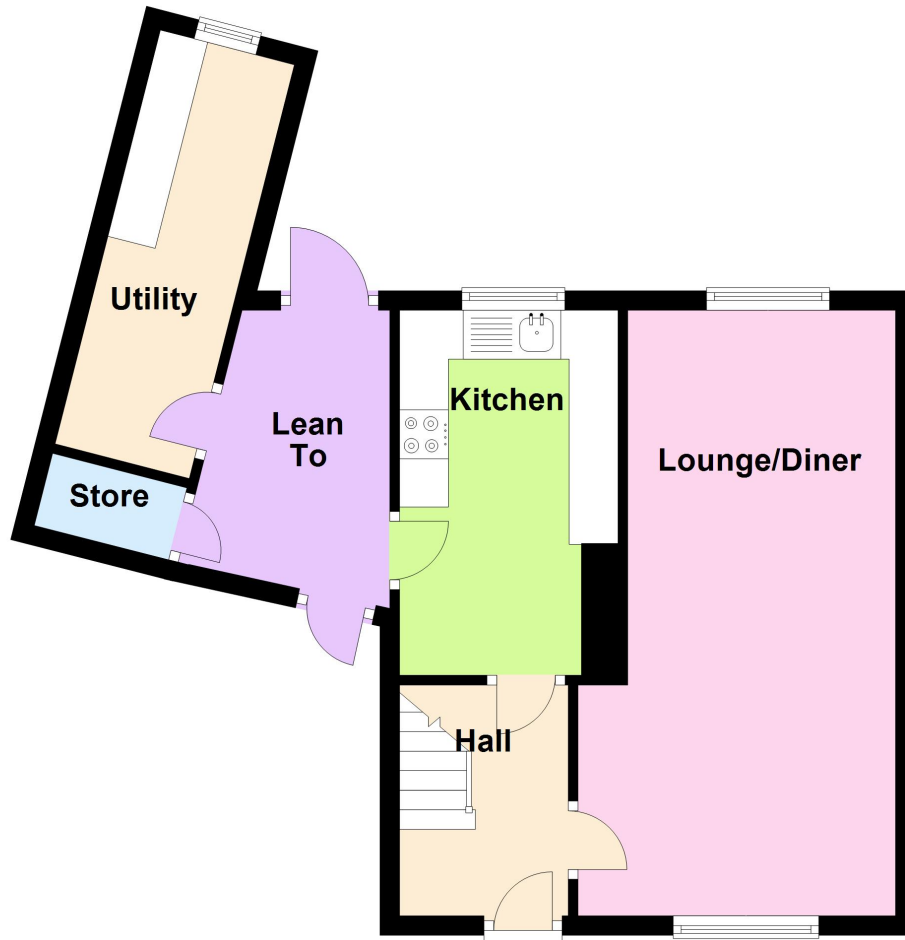
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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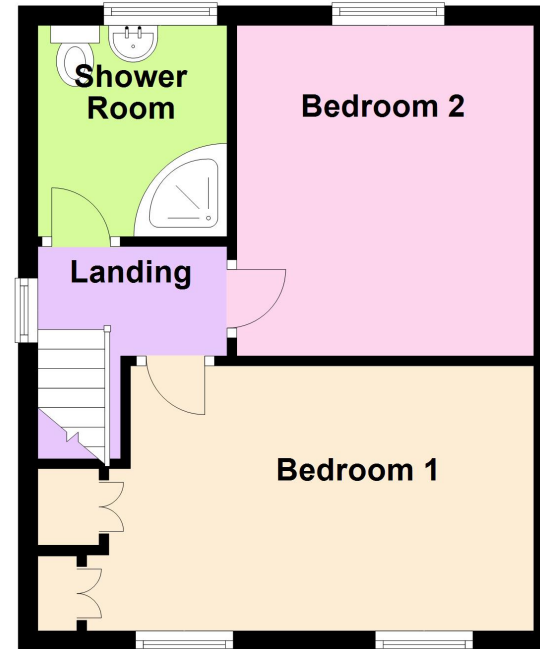
## Ground Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



## First Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



Total area: approx. 76.2 sq. metres (820.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC