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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4 Herons Walk, Donington PE11 4YD

GUIDE PRICE - £240,000 Freehold

- No Chain
- 3/4 Bedrooms
- Bathroom and Shower Room
- South Facing Rear Garden
- Viewing Recommended

Well presented detached 3 bedroom house with gas central heating, UPVC windows, block paved driveway, established south facing rear gardens. Pleasant cul-de-sac location convenient for all village amenities. Reception hall, lounge, dining room, kitchen, study/ground floor bedroom 4, utility room, office and shower room to the ground floor; 3 bedrooms and bathroom to the first floor. No onward chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

Part glazed UPVC front entrance door with similar side panels to:

RECEPTION HALL

15' 9" x 6' 11" (4.82m x 2.11m) Fitted carpet and fitted door mat, telephone point, coved and textured ceiling, ceiling light, radiator, door to:

STUDY/BEDROOM 4

8' 7" x 9' 8" (2.62m x 2.96m) UPVC front window, ceiling light, radiator, wall mounted cupboard housing the gas meter and consumer unit.

LOUNGE

12' 2" x 14' 7" (3.72m x 4.45m) plus walk-in square UPVC bay window to the front elevation. Radiator, coved and textured ceiling, ceiling light, TV point, coal effect electric fire with brick hearth and surround, arch to:

DINING ROOM

12' 2" x 9' 8" (3.72m x 2.97m) Radiator, coved and textured ceiling, ceiling light, UPVC French doors with similar side panels to the rear.

KITCHEN

12' 1" x 9' 0" (3.70m x 2.75m) maximum including walk-in pantry with shelving. Tile effect vinyl floor covering, fitted base cupboards and drawers,



roll edged worktops, intermediate wall tiling, matching eye level wall cupboards, serving hatch, UPVC rear window, appliance space, radiator, 4 way adjustable ceiling spotlight, arch to:

SIDE ENTRANCE LOBBY

Tile effect vinyl floor covering and fitted door mat, half obscure glazed UPVC external entrance door, loft hatch, radiator, door to:

SHOWER ROOM

8' 6" x 4' 11" (2.61m x 1.52m) Shower cubicle with Essentials electric shower, pedestal wash hand basin, low level WC, tiled floor, obscure glazed UPVC window, extractor fan, radiator, ceiling light.

OFFICE

8' 6" x 5' 2" (2.61m x 1.58m) UPVC side window, telephone point, ceiling light, radiator, door to:

UTILITY ROOM

6' 5" x 8' 8" (1.97m x 2.66m) Plumbing and space for washing machine, further appliance space, extractor fan, ceiling light, wall mounted modern Ideal Logic gas fired central heating boiler. Please note this room has no window and together with the Office/4th Bedroom constitutes the converted Garage which could be restored by an incoming purchaser if preferred.

From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING

UPVC side window, access to loft space, coved and textured ceiling, smoke alarm, ceiling light, built-in Airing Cupboard housing the insulated hot water cylinder and doors arranged off to:

BEDROOM 1

14' 7" x 11' 3" (4.47m x 3.44m) maximum UPVC front window, radiator, coved and textured ceiling, 2 ceiling lights.

BEDROOM 2

11' 5" x 12' 2" (3.49m x 3.72m) maximum UPVC rear window, radiator, coved and textured ceiling, 2 ceiling lights.

BEDROOM 3

9' 8" x 7' 7" (2.97m x 2.33m) UPVC front window, coved and textured ceiling, ceiling light, radiator.

BATHROOM

5' 8" x 7' 7" (1.74m x 2.32m) Three piece suite comprising panelled bath with mixer tap, shower attachment plus Aqualisa thermostatic shower over with tiled surround, pedestal wash hand basin, low level WC, radiator with heated towel rail, half tiled walls, extractor fan, shaver point, ceiling light, obscure glazed UPVC window.

EXTERIOR

There is an open plan garden to the front and a double width block paved driveway. Storm Porch area by the front door with external electric lights and power socket. Gated access to the side of the property, outside tap and light leading to:

ENCLOSED SOUTH FACING REAR GARDEN

Laid to lawn with stepping stone pathway, brick trimmed paved patio, established stocked borders, timber shed, greenhouse and water butts.

DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road, continuing through Pinchbeck and Surfleet and on to Gosberton. Turn off the main road into Gosberton High Street, proceed straight through the village on through Quadring and on entering Donington take the first left hand turning into Mill Lane. Take the first left again into Mallards Reach and then first right into Herons Walk where upon the property is facing you at the end of the cul-de-sac indicated by the Agents For Sale board.

AMENITIES

Donington is a popular and thriving village with a range of amenities all within easy walking distance including primary and secondary schools, variety of shops, public house/restaurant e tc. Spalding and Boston are each approximately 10 miles distant.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: S10787

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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Produced: 14 May 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		