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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Willow Lodge, 3 Church Lane, Donington PE11 4UD

For Sale £359,995 Freehold

- 4 Bedrooms
- Kitchen/Breakfast Room
- Conservatory/Sun Room
- Walk in Pantry
- Separate Outside Office/Workshop

Immaculately presented property with accommodation comprising Kitchen/Breakfast Room, 4 Bedrooms, Master with En-Suite, Conservatory/Sun Room, Lounge, Dining Room, Family Shower Room, Utility Room, Walk in Pantry, Galleried Landing, Separate Office/Workshop in Garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



The front of the property is approached by a dwarf brick wall and wrought iron gates leading into the concrete driveway providing multiple off road parking for vehicles, paved pathways, predominately the garden is laid to lawn with a wide range of mature shrub and tree borders with gated access to the side of the property. Open covered porch with inset lighting and tiled floor, leading to an obscure leaded UPVC double glazed door to the side elevation leading into the entrance hallway with full length obscured leaded UPVC double glazed arched window to the front elevation.



ENTRANCE HALLWAY

12' 7" x 15' 7" (3.86m x 4.77m) With skimmed and coved ceiling, 2 x decorative ceiling rose, 2 x centre light points, dado rail, understairs storage cupboard, BT point, single radiator, alarm controls, stairs leading off to the first floor galleried landing, door off entrance hallway leading into:



FAMILY SHOWER ROOM

7' 3" x 8' 3" (2.23m x 2.52m) With leaded obscure glazed UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, part tiled walls and full tiling to the shower enclosure, tiled flooring, fitted with a 3 piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap over, fitted multi jet shower, double radiator.



BEDROOM 3

8' 11" x 12' 0" (2.72m x 3.66m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, dado rail.

BEDROOM 2

12' 0" x 10' 5" (3.66m x 3.2m) With UPVC double glazed French doors to the rear elevation, textured and coved ceiling with centre light point, single radiator. Via French doors into:



CONSERVATORY/SUN ROOM

7' 11" x 24' 8" (2.42m x 7.54m) Of dwarf brick wall and UPVC construction with heat resistant polycarbonate roof, UPVC obscured double glazed with open t light windows to the side and rear elevations, UPVC sliding patio doors to the side elevation, tiled flooring, various power points, single radiator.

FORMAL LOUNGE

11' 11" x 19' 1" (3.65m x 5.83m) With full length UPVC double glazed sliding patio doors to the rear elevation, full length UPVC double glazed window to the side elevation, skimmed and coved ceiling with 2 x decorative ceiling roses, 2 x centre light points, single radiator, TV point, feature fireplace with marble inserts and marble hearth with fitted gas log effect fire, 2 x double wall lights, wooden glazed double glazed doors off leading into formal dining room.



FORMAL DINING ROOM

10' 5" x 13' 3" (3.19m x 4.04m) With UPVC double glazed sliding patio doors to the rear elevation, skimmed and coved ceiling with decorative ceiling rose and centre light point, single radiator, dado rail, leaded glazed panels overlooking stairwell.



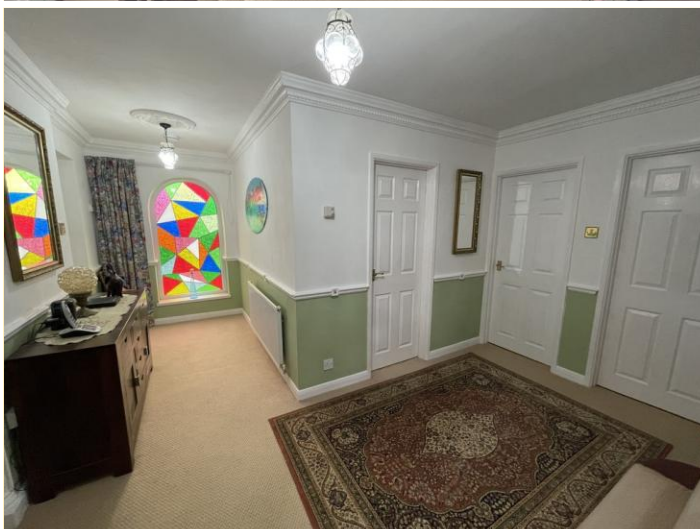
KITCHEN/BREAKFAST ROOM

16' 5" x 16' 1" (5.02m x 4.91m) L shaped with 2 x UPVC double glazed windows to the front and side elevations, 2 x single radiators, skimmed and covered ceiling with inset LED lighting, tiled flooring, fitted with a wide range of base and eye level and display unit cabinets with preparation surfaces over tiled splashbacks with inset stainless steel 5 gas ring hob, integrated stainless steel Beko double fan assisted electric oven, inset one and a quarter bowl sink with mixer tap, integrated fridge. Door off into:



WALK IN PANTRY

2' 11" x 6' 3" (0.90m x 1.93m) With shelving, textured and covered ceiling, centre light point, fitted power point. Via part glazed door into:



UTILITY ROOM

9' 9" x 6' 10" (2.99m x 2.1m) With UPVC double glazed window to side and rear elevations, obscured UPVC double glazed door to rear elevation, textured and covered ceiling with centre light point, smoke alarm, tiled flooring, fitted with a range of base and eye level units with preparation surfaces over tiled splashbacks, plumbing and space for automatic washing machine and dishwasher, fridge freezer space, wall mounted Bosch gas boiler.



FIRST FLOOR GALLERIED LANDING

8' 10" x 18' 11" (2.71m x 5.79m) With UPVC double glazed window to the front elevation, fitted Velux window to the rear elevation, textured and covered ceiling with decorative ceiling rose and centre light point, built in book shelf, further built in cupboard and storage into eaves, single radiator.

MASTER BEDROOM

19' 4" x 20' 2" (5.9m x 6.17m) With UPVC double glazed window to the front elevation, 2 x fitted Velux roof windows to the rear elevation, textured ceiling with 2 x centre light points, smoke alarm, walk in wardrobe (1.36m x 2.19m) with lighting and hanging rail, further walk in wardrobe (2.14m x 2.46m) with hanging rail and lighting, further storage cupboard into eaves, further storage cupboard off with shelving, 3 x wall lights, TV point, 2 x single radiators.



MASTER ENSUITE

5' 11" x 8' 2" (1.82m x 2.49m) With fitted Velux window to the rear elevation, skimmed ceiling, fully tiled walls, fitted wall lights, fitted with 3 piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, mixer tap, bath with telephone shower mixer tap, further storage into eaves.

BEDROOM 4

12' 0" x 13' 6" (3.67m x 4.14m) With UPVC double glazed window to the side and rear elevations, textured ceiling with centre light point, double radiator, fitted wardrobes with sliding doors (0.85m in depth).



OUTSIDE

From side wrought iron gate leading into the rear garden with extensive outdoor lighting, paved patio area, further lawned area with shrub borders, further flagstone patio area, built in pergola covered area, outdoor tap. The garden is predominantly laid to lawn with a wide range of mature shrub and tree borders, further triple door gated access for vehicle access into a further covered concrete area, greenhouse with UPVC double glazed French doors to the front elevation, full length UPVC double glazed panels, potting shed with UPVC double glazed door to the front elevation, further patio area leading to:



OFFICE/WORKSHOP

12' 5" x 15' 2" (3.81m x 4.64m) With UPVC double glazed window to the front elevation, obscured UPVC double glazed door to the front elevation, 2 x UPVC double glazed windows to the side elevation, storage into eaves, strip lighting, various power points, built in range of base units with worktops over, ideal work from home office/workshop.

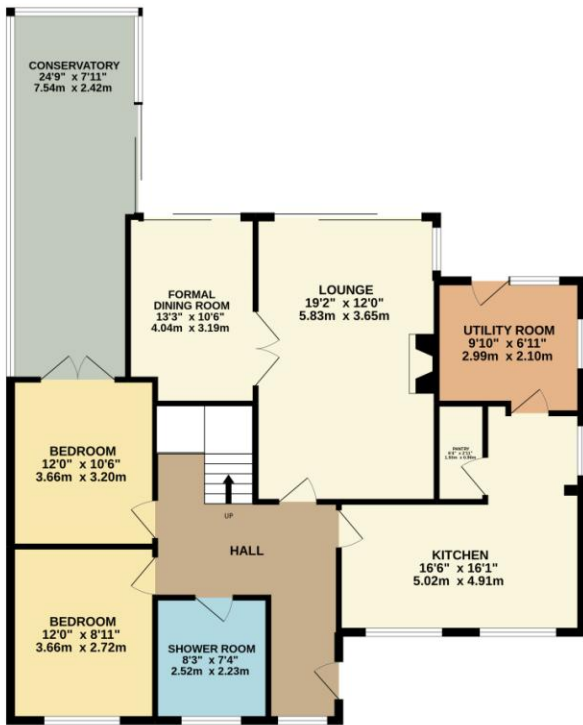
DIRECTIONS AND AMENITIES:

From Spalding proceed in a northerly direction along the B1397 Pinchbeck Road and continue through Pinchbeck and Surfleet and on to Gosberton. Turn left at the Old Five Bells corner into the village, proceed straight through Gosberton and on through Quadring to Donington. Take the first right hand turning into Badgate which turns into Browntoft Lane take the first left hand turning round the back of the school along Church Lane and the property is on the left hand side. The village centre is within easy walking distance and offers a range of shops, public houses, restaurant, primary and secondary schools, community centre etc. The market towns of Spalding and Boston are each approximately 10 miles distant offering a range of shopping, banking, leisure, commercial and educational facilities and the town of Grantham is approximately 20 miles to the south west and offers a fast train link with London's Kings Cross minimum journey time 70 minutes.





GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1946 sq.ft. (180.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX 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 that they are present or in working order. Buyers must check these.

Ref: 15566

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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