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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



29 Church Street, Donington PE11 4UA

**GUIDE PRICE - £102,950 Freehold**

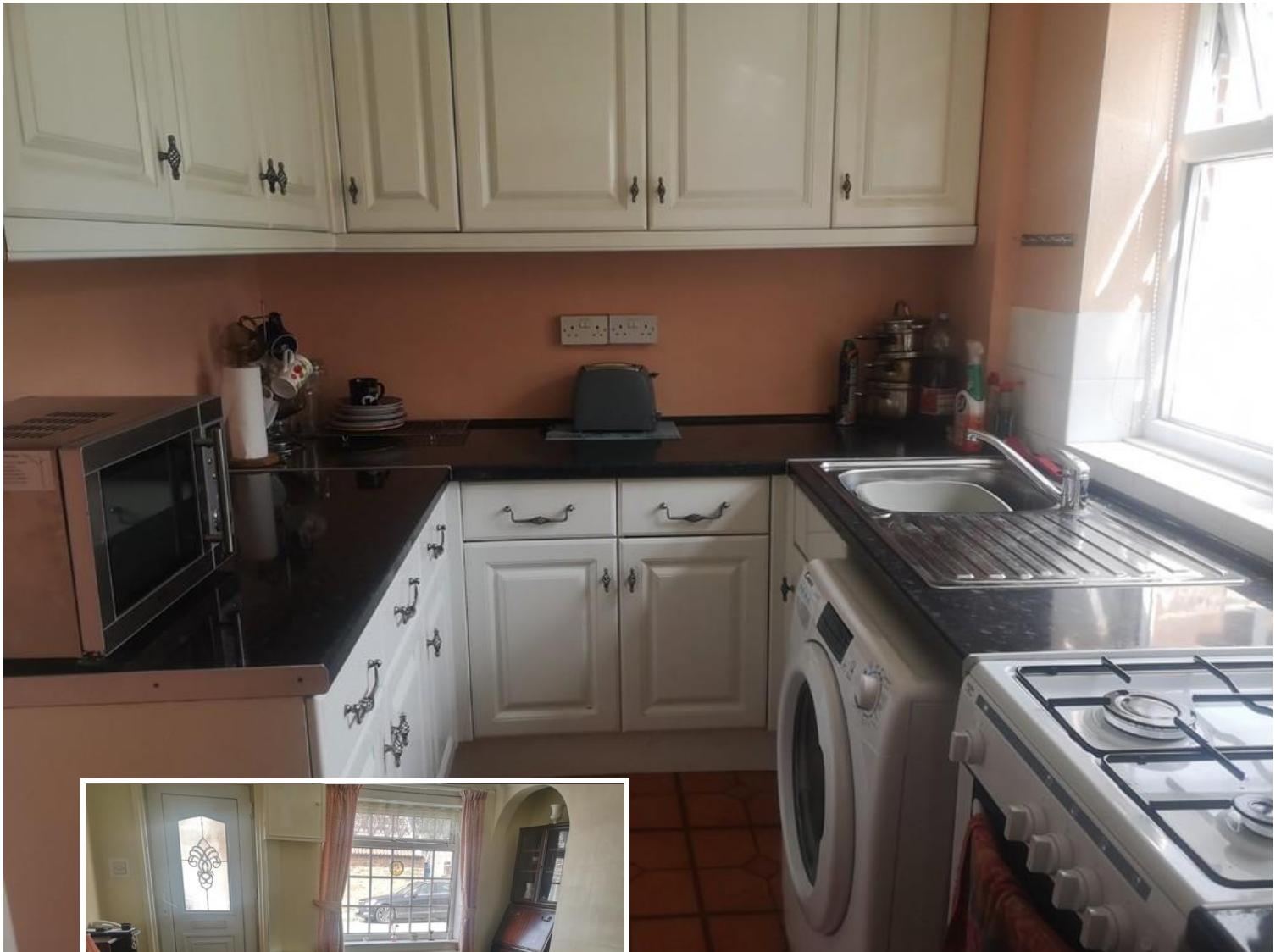
- No Chain
- 2 Bedrooms
- Close to Local Amenities
- Ideal First Time Buy/Investment
- Viewing Recommended

2 bedroomed terraced cottage situated in a prime location of the village of Donington close to all local amenities.

Accommodation comprising entrance lounge, inner lobby, kitchen, conservatory and bathroom to the ground floor; 2 bedrooms to the first floor.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Obscure UPVC double glazed door to the front elevation leading into:

#### **ENTRANCE LOUNGE**

13' 6" x 12' 1" (4.14m x 3.69m) UPVC double glazed window to the front elevation, coved and textured ceiling, 2 wall lights, cupboard off housing gas meter and electric meter, double radiator, freestanding electric fire, opening into:

#### **INNER LOBBY**

7' 6" x 5' 10" (2.31m x 1.79m) Textured ceiling, staircase rising to first floor, under stairs storage cupboard with shelving. Opening into:

#### **KITCHEN**

6' 9" x 8' 2" (2.08m x 2.51m) UPVC double glazed window to the rear elevation, textured ceiling, centre spotlight fitting,





smoke alarm, vinyl floor covering, fitted with a range of base and eye level units, work surfaces over, slot-in Bush gas cooker, inset stainless steel sink with mixer tap.

From the Inner Lobby a door leads into:

#### **CONSERVATORY**

4' 1" x 11' 9" (1.26m x 3.60m) UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, centre light point, double radiator.

#### **FAMILY BATHROOM**

7' 6" x 7' 5" (2.31m x 2.27m) Obscure UPVC double glazed window to the side elevation, centre light point, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with taps, tiled splashbacks and medicine cabinet over, bath with taps and fitted Triton power shower over.

From the Inner Lobby the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

6' 4" x 7' 3" (1.94m x 2.23m) Coved and textured ceiling, 2 wall lights, smoke alarm, door into:

#### **MASTER BEDROOM**

12' 1" x 12' 6" (3.69m x 3.82m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, fitted cupboard into recess housing Potterton gas boiler with slatted shelving, further storage cupboard with hanging rail and shelving.

#### **BEDROOM 2**

7' 9" x 6' 10" (2.37m x 2.10m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator.

#### **EXTERIOR**

##### **REAR GARDEN**

Extensive patio area, cold water tap, external lighting, brick storage shed. The garden is mainly laid to lawn with shrub borders.

##### **DIRECTIONS/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. Proceed through Donington on the High Street and turn right into Market Place and turn into Church Street follow the road round and the property is on the right 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.

## **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





TOTAL FLOOR AREA : 661 sq.ft. (61.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## TENURE

Freehold

## SERVICES

All Mains

## COUNCIL TAX BAND

Band A

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11304

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