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'Beechcroft', 3 Washdyke Lane, Donington PE11 4SL

£425,000 Freehold

- 3 Bedrooms
- Lounge, Dining Room and Garden/Family Room
- Kitchen and Large Utility Room
- Ample Parking, Garage and Car Port
- Generous Sized Plot with Open Views

Attractive individual detached country house with grounds extending to 0.591 acres (subject to survey). Tastefully appointed throughout with attractive gardens, gated 'in and out' driveway, modern car port, ample parking. Open views to the front, side and rear.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Solid timber entrance door with diamond shaped bulls eye panel, leaded light side windows leading to:

ENTRANCE PORCH

Leaded light glazed inner door to:

RECEPTION HALL

9' 4" x 5' 10" (2.86m x 1.80m) Original wood block flooring, staircase off, decorative coved cornice, ceiling light, radiator.

CLOAKROOM

Two piece suite comprising low level WC with push button flush and concealed cistern, space saver corner hand basin with mixer tap, store cupboard and tiled splashback. Tiled floor, obscure glazed leaded light window, recessed ceiling light, radiator.



SITTING ROOM

18' 3" x 11' 11" (5.57m x 3.65m) minimum plus leaded light bay window to the side elevation. Triple aspect with secondary glazed leaded light window to the front and pair of UPVC French doors with similar side panels to the rear. Attractive open fireplace with decorative surround and raised hearth, decorative coved cornice, ceiling rose with pendant light fitment, 2 radiators.



FITTED BREAKFAST KITCHEN

14' 7" x 11' 8" (4.45m x 3.58m) Attractive farmhouse style kitchen with hand built units including matching dresser with plate rack, drawers and cupboards, recess with range style cooker, double bowl Belfast sink with mono block mixer tap, store cupboards beneath, recessed ceiling lights, terracotta floor tiles, shelved pantry with wall light and leaded light window to the front elevation, modern radiator, pendant light fitments, side window with attractive fitted blind and glazed fan light, further external entrance door with coloured leaded light panels. Multi pane glazed inner door leading to:



DINING ROOM

14' 2" maximum x 9' 0" (4.32m maximum x 2.75m) Decorative ceiling rose with pendant light fitment, decorative coved cornice, radiator with fretwork cover, multi fuel stove with decorative surround, multi pane glazed door returning to the Hallway and a further multi pane door giving access back into the Sitting Room.

From the Dining Room open arch into:



GARDEN/FAMILY ROOM

14' 0" x 7' 5" (4.28m x 2.27m) Pair of glazed French doors to the rear elevation with adjacent windows affording delightful views over the gardens, further windows to either side elevation giving this room a triple aspect. Tiled floor, recessed ceiling lights.

Also from the Dining Room a part glazed door leading into:



LARGE UTILITY ROOM

13' 0" x 9' 4" (3.97m x 2.87m) Leaded light window to the front elevation, worktops with a range of fitted base cupboards and drawers beneath, plumbing and space for washing machine, space for tumble dryer, Belfast sink with mixer tap, tiled surround and cupboards beneath, space for American style fridge freezer, radiator, ceiling light, personnel door into the Garage.



ADJACENT OFFICE SPACE

7' 4" x 6' 4" (2.25m x 1.94m) Window to the rear elevation, boiler cupboard housing the Worcester boiler with shelving and coat hooks, door to:

SHOWER ROOM

5' 11" x 2' 8" (1.81m x 0.83m) Walk-in tiled shower with recessed ceiling light and extractor fan, moulded hand basin with built-in vanity store cupboard and mono block mixer tap, tiled walls, recessed ceiling light, vertical radiator/towel rail.

From the Reception Hall the staircase rises to:

GALLERIED FIRST FLOOR LANDING

14' 2" x 5' 11" (4.32m x 1.82m) Window to the rear elevation overlooking the gardens, radiator, doors arranged off to:

BEDROOM 1

16' 1" maximum x 11' 11" (4.92m maximum x 3.65m) Dual aspect with windows to the side and rear elevations, range of full height fitted furniture incorporating wardrobe units, drawers etc (included within the room measurement). Radiator, ceiling light.

BEDROOM 2

10' 8" x 9' 4" (3.26m x 2.85m) maximum Window to the rear elevation, radiator, ceiling light.

BEDROOM 3

10' 1" x 13' 0" (3.08m x 3.97m) maximum Restricted head height into the eaves. Fitted storage cupboards, radiator, leaded light window to the front elevation, ceiling light.

BATHROOM

10' 9" x 5' 1" (3.30m x 1.55m) Modern three piece suite comprising panelled bath with side mounted mixer tap, shower attachment, low level WC with concealed cistern and push button flush, moulded hand basin with mixer tap, fitted store cupboards beneath, pelmet with recessed lights, mirror, shaver point, leaded light window, ceiling light, radiator, tiled floor.





EXTERIOR

The property occupies a delightful established plot with a Beech hedge to the front boundary, 2 sets of timber gates with distinctive gate posts leading to a gravelled 'in and out' driveway with multiple parking and turning bay. The driveway in turn leads to:

INTEGRAL GARAGE

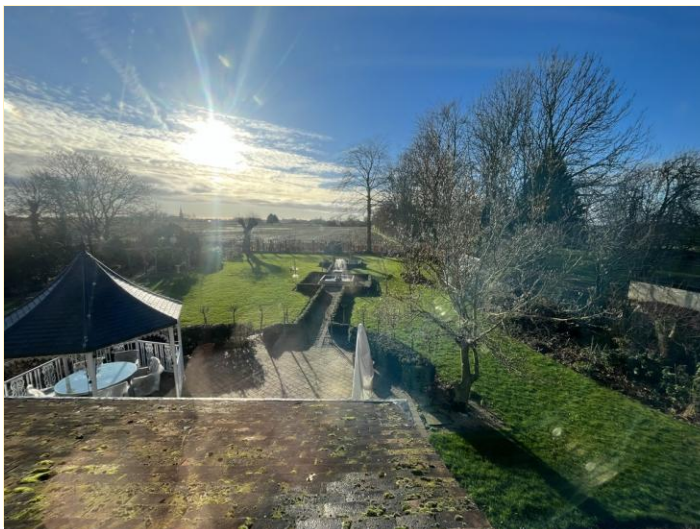
16' 9" x 9' 11" (5.11m x 3.03m) Twin entrance doors (one incorporating a personnel door), power and lighting, rear window, fitted work bench and store cupboards.

MODERN ADJACENT CAR PORT

15' 8" x 8' 10" (4.8m x 2.7m) This is a modern timber structure with a pitched roof, lighting and a gravelled base.



Adjacent to this is a garden shed (available by separate negotiation) beyond which is a lawned garden with extensive stocked border. To the right hand side of the house there is a shaped rose bed, lawn, stocked border and a block paved pathway leading round to the rear where there is an extensive block paved patio area with brick trimmed gravelled pathways leading to the rear garden which is predominantly laid to lawn with a central small raised pond with fountain/water feature and pathways continuing to a pergola seating area. The remainder of the garden is lawned with a pergola, inset shrubbery, bushes and trees and further store sheds with raised vegetable beds and composting area. To the right hand side of the garden there is a greenhouse (available by separate negotiation). The gardens will only be fully appreciated by means of an inspection of the property which can be arranged through the agents.



DIRECTIONS/AMENITIES

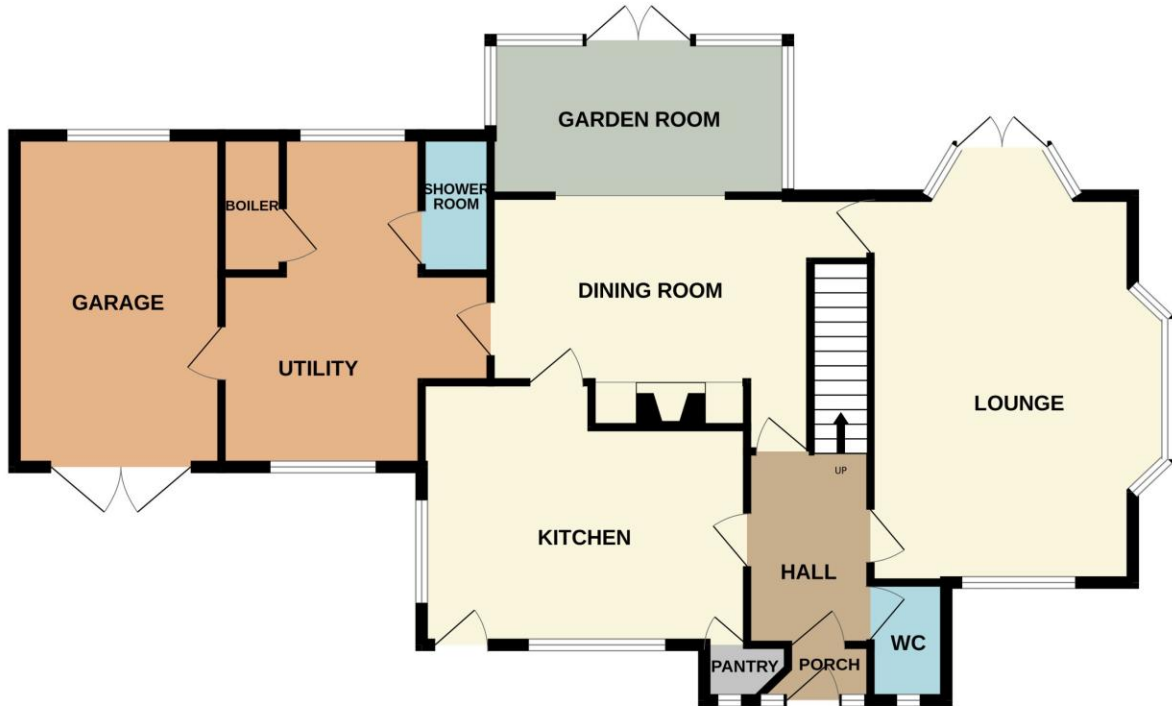
From Spalding proceed along the old Pinchbeck Road in a northerly direction continuing through Pinchbeck and Surfleet and on to Gosberton. Turn left off the right hand bend into the High Street, continuing through the village on through Quadring towards Donington taking a right hand turning into Washdyle Lane indicated by the Agents For Sale sign. The property is the second on the right hand side.

Local amenities at nearby Quadring including primary school, shop, public house and Indian Restaurant, combined facilities at nearby Donington and Gosberton including doctors surgery, primary and secondary school, range of shops, public houses etc. The market towns of Spalding (8 miles) and Boston (10 miles) offer a wide range of facilities and easy access by road to Grantham (21 miles) or Peterborough (26 miles) with access to the A1 and a fast train link with London's Kings Cross.

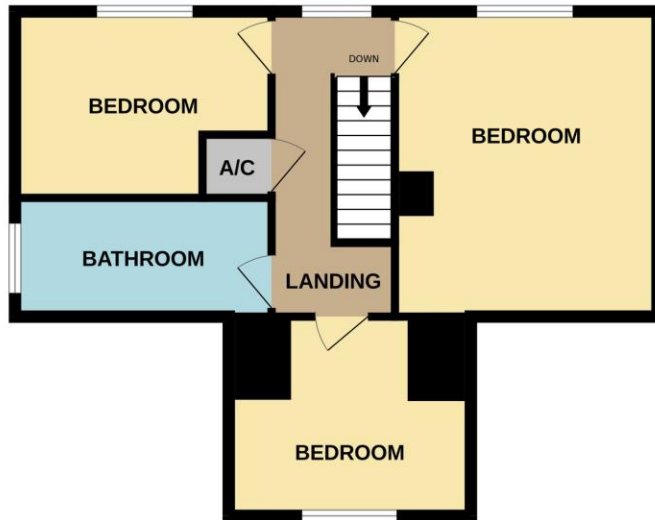




GROUND FLOOR
1162 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.8 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		89 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Private drainage. Oil central heating.

COUNCIL TAX D

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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Ref: S11381

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.

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