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## Adze Cottage, Station Street, Donington PE11 4UQ

**GUIDE PRICE - £220,000 Freehold**

- Character Thatched Cottage
- Village Location
- Close to Local Amenities
- Ground Floor Extension 4 Bedrooms, 2 Bathrooms
- Original Features

Deceptively spacious Grade II Listed thatched cottage situated in a prime location of the well served village of Donington. Accommodation comprising entrance hallway, shower room, lounge, kitchen, utility room, 4 bedrooms and bathroom. Mature gardens to the rear. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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**ACCOMMODATION**

Solid wooden door leading into:

**ENTRANCE HALLWAY**

3' 11" x 8' 8" (1.21m x 2.66m) Skimmed ceiling, centre light point, solid wooden parquet flooring, part glazed door off into:

**UTILITY**

6' 9" x 9' 9" (2.07m x 2.98m) 2 wooden glazed windows to the rear elevation, vaulted skimmed ceiling, centre light point, fitted old fashioned Range, enamel sink with taps, space for fridge freezer.

From the Entrance Hallway a part glazed door leads into:

**LOUNGE**

15' 10" x 18' 8" (4.85m x 5.70m) 2 Wooden sash windows to the front elevation, 2 wooden windows to the rear elevation, part wood panelling to the walls, 3 freestanding radiators, inglenook fire place with open hearth and grate, TV point, door to:

**KITCHEN DINER**

15' 4" x 16' 4" (4.69m x 4.98m) 2 wooden sash windows to the front elevation, wooden sash window to the rear elevation, parquet flooring, Inglenook fire place, vaulted beamed ceiling, part wood panelling, fitted with a range of base and eye level units, fitted enamel sink with taps, space for electric cooker, built-in display unit



#### FIRST FLOOR STUDY/BEDROOM

Window to the front elevation.

From the Lounge via a part glazed door leading into:

#### INNER LOBBY

4' 7" x 5' 10" (1.41m x 1.79m) Wooden glazed door to the side elevation, wall light, a textured ceiling, door into:

#### SHOWER ROOM

3' 9" x 7' 7" (1.16m x 2.33m) Wooden obscure glazed window to the side elevation, textured ceiling, quarry tiled flooring, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, fully tiled shower cubicle with fitted power shower over.

#### INNER HALLWAY

3' 3" x 32' 7" (1.01m x 9.95m) 3 wooden glazed windows to the side elevation, wooden glazed French doors to the side elevation, textured sloping ceiling, fitted wall lights.

#### MASTER BEDROOM

13' 11" x 9' 3" (4.26m x 2.83m) Wooden glazed window to the side elevation, further wooden glazed window to the other side elevation, textured ceiling, centre light point, radiator.

#### BEDROOM 2

8' 8" x 9' 8" (2.66m x 2.95m) Wooden glazed window to the side elevation, skinned vaulted sloping ceiling, centre light point, radiator.

#### BEDROOM 3

6' 11" x 9' 11" (2.12m x 3.03m) Wooden window to the side elevation, skinned vaulted ceiling, centre light point, radiator, wall mounted Ideal Logic gas boiler.

#### BEDROOM 4

9' 8" x 8' 8" (2.96m x 2.66m) Wooden glazed window to the side elevation, textured ceiling, centre light point, radiator.

#### BATHROOM

6' 0" x 9' 8" (1.85m x 2.95m) Wooden glazed window to the side elevation, textured ceiling, centre light point, quarry tiled flooring, plumbing and space for washing machine, fitted with a three piece suite comprising pedestal wash hand basin, high level WC, freestanding bath with taps and fitted thermostatic shower over.

#### EXTERIOR

##### REAR GARDEN

Mainly laid to lawn with paved pathways with mature shrubs and trees. Fenced boundaries to the side and rear elevations.

##### DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 4 miles to Surfleet and taking the first exit at the roundabout on to the Link Road. Proceed taking the second exit at the next roundabout and continuing to the village of Gosberton, turning left through the High Street, continuing on through Quadring and on to Donington. After passing the market place, continue straight on into Station Street where the property is located 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	42 E	
21-38	F		
1-20	G		

## 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

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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: S11394

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