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Kensington Close, Donington

GUIDE PRICE - £209,995 Freehold

- Immaculately Presented
- 3 Bedrooms, En-Suite
- Garage
- Low Maintenance Rear Garden
- Viewing Recommended

Superbly presented 3 bedroom semi-detached house situated in a village location. Accommodation comprising entrance lobby, cloakroom, lounge, kitchen diner, 3 bedrooms (en-suite to master) and family bathroom. Multiple off-road parking, single garage, enclosed low maintenance rear garden. Must view to

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

**ACCOMMODATION**

Canopy porch with external lighting and through an obscure composite door into:

ENTRANCE LOBBY

5' 0" x 4' 8" (1.54m x 1.44m) Skimmed ceiling, centre light point, laminate flooring, radiator, door into:

CLOAKROOM

3' 6" x 5' 8" (1.09m x 1.73m) Skimmed ceiling, centre spotlight fitting, extractor fan, laminate flooring, radiator, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with mixer tap.

From the Entrance Lobby a door leads into:

LOUNGE

16' 0" x 15' 9" (4.89m x 4.81m) UPVC double glazed window



to the front elevation, skimmed ceiling, centre light point, smoke alarm, double radiator, laminate flooring, central heating controls, built-in recessed log effect electric fire, inset space for 65" TV, understairs storage area, staircase rising to first floor. Glazed door into:

KITCHEN DINER

9' 5" x 16' 0" (2.89m x 4.89m) UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, centre light point, smoke alarm, radiator, laminate flooring. Fitted with a wide range of base and eye level units with work surfaces over, inset one and a quarter stainless steel bowl sink with mixer tap, integrated Bosch stainless steel electric hob, integrated Bosch induction hob with glass splashback and stainless steel canopy extractor hood over, integrated dishwasher, integrated fridge freezer, plumbing and space for washing machine.

From the Lounge the staircase rises to:

FIRST FLOOR GALLERIED LANDING

3' 7" x 8' 10" (1.10m x 2.70m) Skimmed ceiling, centre light point, smoke alarm, access to loft space, radiator. Door into:

MASTER BEDROOM

9' 8" x 10' 2" (2.95m x 3.11m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, TV point, telephone point, central heating thermostat, door into:

EN-SUITE

5' 8" x 6' 11" (1.73m x 2.12m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, laminate flooring, stainless steel heated towel rail, shower point, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, fully tiled shower cubicle with fitted thermostatic shower over.

BEDROOM 2

8' 8" x 12' 1" (2.66m x 3.70m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point.

BEDROOM 3

7' 3" x 7' 6" (2.21m x 2.31m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

FAMILY BATHROOM

6' 10" x 8' 6" (2.09m x 2.61m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, laminate flooring, stainless steel heated towel rail. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment tap. Storage cupboard housing the Ideal Logic gas combination boiler.

EXTERIOR

Paved pathways and front garden laid to bark chippings with shrubbery.

There is off road parking with side access gate leading into garden.

SINGLE GARAGE

9' 1" x 18' 10" (2.78m x 5.76m) Up and over door, power and lighting, separate electric consumer unit board, storage into eaves.

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TENURE

Freehold

SERVICES

COUNCIL TAX BAND

B

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.

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