



46 Malting Lane, Donington, PE11 4XA

£360,000

- Four bedroom detached family home in a sought-after Donington location
- Spacious plot front, side, and rear gardens
- Double garage plus additional detached double garage – ideal for a workshop or potential development (STPP)
- Generous living space including lounge, conservatory, dining room, and kitchen
- Large four-piece family bathroom and ground floor WC
- Excellent potential for extension (subject to PP)

Spacious Four Bedroom Detached Home in Donington.

Situated on a generous plot with attractive front, side, and rear gardens, this well-presented four bedroom detached house offers ideal family living in a desirable Donington location. The property boasts a double garage, along with an additional detached double garage—perfect for use as a workshop or potential for extension (subject to relevant permissions).

Inside, the ground floor comprises a welcoming hallway with WC, a comfortable lounge leading to a bright conservatory, a separate dining room, and a kitchen to the rear. Upstairs, you'll find four bedrooms and a large four-piece family bathroom.

Early viewing is highly recommended to appreciate the space and potential this property has to offer.

Entrance Hall 15'6" x 8'7" (4.73m x 2.63m)



PVC double glazed door with glazed side panels. Laminate flooring.

Cloakroom 5'11" x 5'7" (1.82m x 1.71m)



PVC double glazed window to rear. Coving to ceiling. Vinyl tiled flooring. Radiator. Fitted close coupled toilet. Wash hand basin with chrome taps set in vanity unit.

Lounge 21'10" x 12'10" (6.67m x 3.93m)



PVC double glazed bay window to front. Coving to ceiling. Two radiator. Laminate flooring. Inset multi fuel burning stove with granite surround and tiled hearth.



Dining Room 10'6" x 10'11" (3.22m x 3.33m)



PVC double glazed window to front. Coving to ceiling. Radiator. Laminate flooring. Feature marble fireplace with electric fire. Arched opening to Kitchen.

Kitchen 10'10" x 13'11" (3.32m x 4.25m)



PVC double glazed window to rear. Coving to ceiling. Vinyl flooring. Radiator. Matching base and eye level units with roll edge work surfaces and tiled splash backs. Space for electric cooker. Space and plumbing for washing machine and dishwasher. Integrated fridge/freezer. Stainless steel sink unit with drainer and mixer tap over.



Conservatory 14'9" x 13'1" (4.50m x 4.00m)



PVC double glazed and brick construction with polycarbonate roof. French doors opening to garden. Vinyl flooring. Radiator.



First Floor Landing 14'2" x 8'6" (4.34m x 2.61m)

PVC double glazed window to rear. Coving to ceiling. Radiator.

Bedroom 1 12'10" x 12'9" (3.92m x 3.91m)



PVC double glazed window to rear. Coving to ceiling. Radiator. Sliding door wardrobes, drawers and bedside tables available on request.



Bedroom 2 13'10" x 10'11" (4.24m x 3.33m)



PVC double glazed window to front. Coving to ceiling. Radiator.



Bedroom 3 8'7" x 12'9" (2.62m x 3.91m)



PVC double glazed window to front. Coving to ceiling. Radiator. Range of fitted furniture including wardrobes and drawers.

Bedroom 4 7'4" x 8'7" (2.24m x 2.63m)



PVC double glazed window to front. Coving to ceiling. Radiator.

Bathroom 7'6" x 14'0" (2.30m x 4.27m)



PVC double glazed window to rear. Coving to ceiling. Radiator. Wall tiling. Extractor fan. Shower cubicle with mains shower over. Corner bath with chrome taps. Pedestal wash hand basin. Close coupled toilet.

Outside



The property sits on a generous plot of front and rear gardens. To the front is a generous gravel and block paved driveway providing off road parking for multiple vehicles. Lawn area with planted borders. Side gated access leads to the rear garden which is enclosed by timber fencing and hedging. Laid to lawn with a generous patio seating area. There is a selection of mature fruit trees, outside cold water tap. Vegetable bed and timber summer house with power and light connected.



Workshop 24'0" x 20'6" (7.34m x 6.27m)



There is a large concrete sectional workshop with metal roof and twin up and over doors to the front.



Garage 19'6" x 17'4" (5.95m x 5.30m)



Twin up and over doors to front. PVC windows to side and rear. Pedestrian door to side. Power and light connected.



Property Postcode

For location purposes the postcode of this property is: PE11 4XA

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: Yes, 16 panels owned by the property.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating:

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

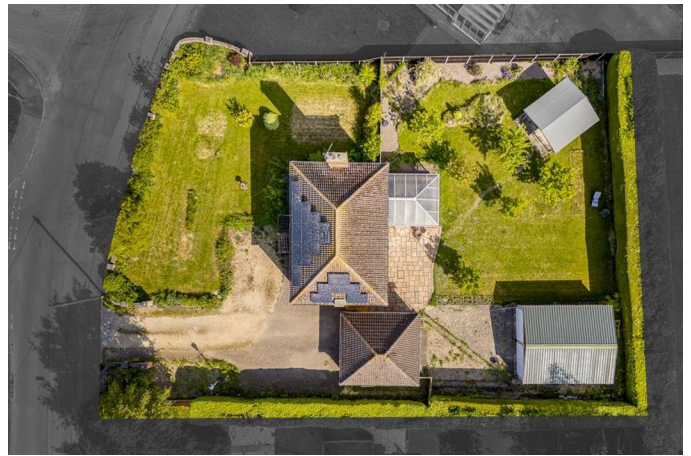
Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

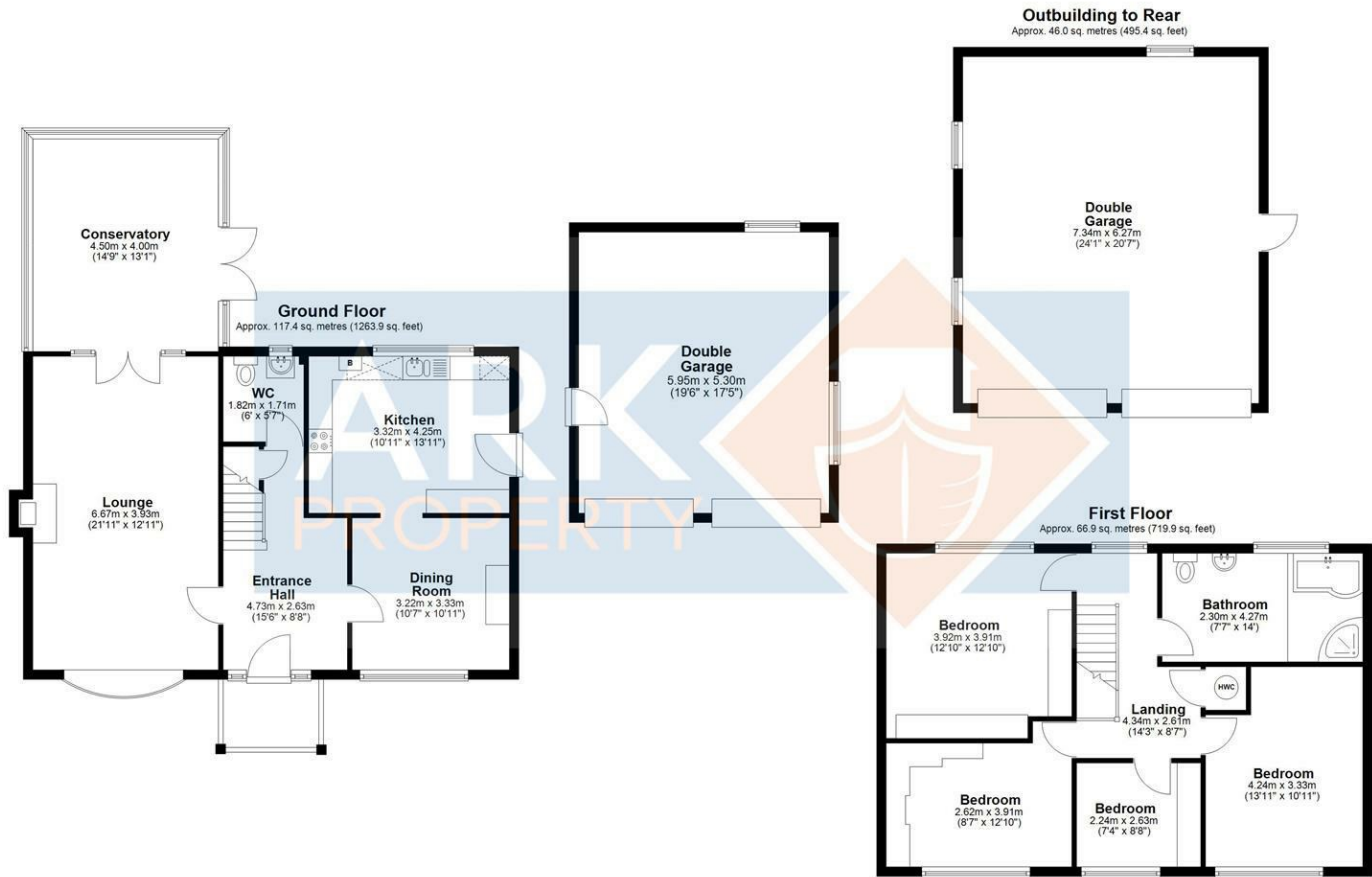
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



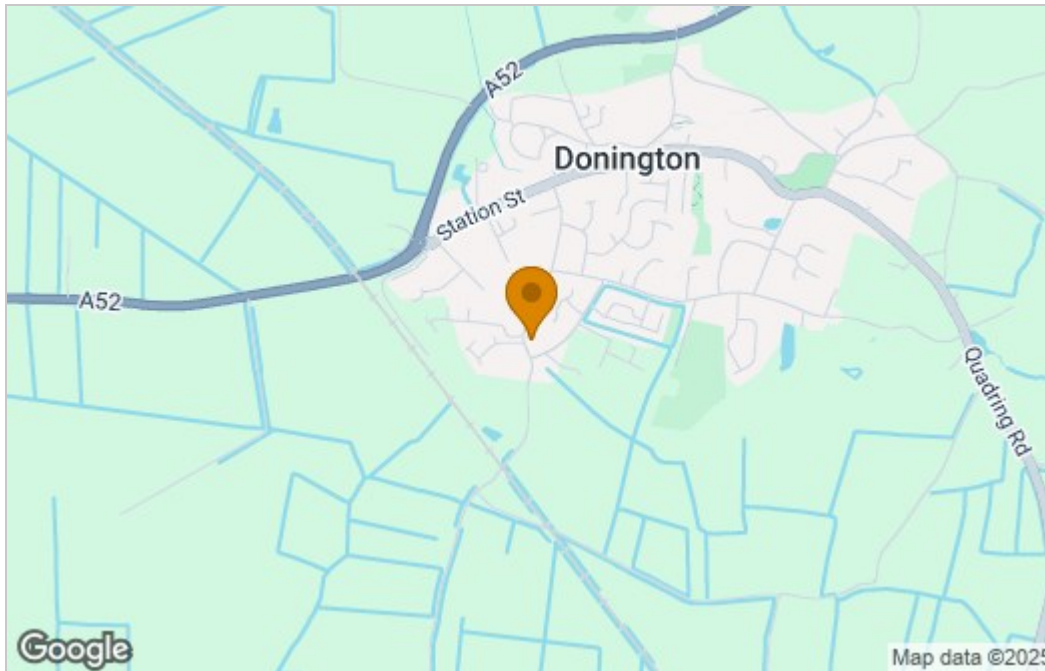


Floor Plan

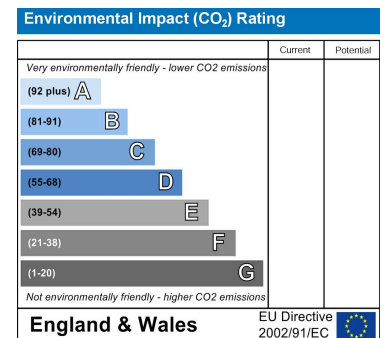
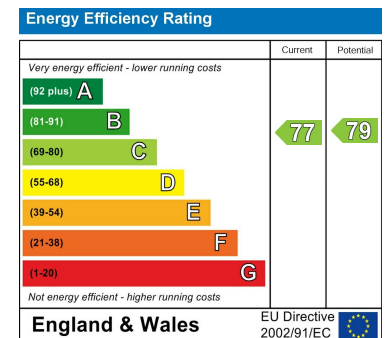


Total area: approx. 230.3 sq. metres (2479.1 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

