



1 Malting Lane, Donington, PE11 4XA

£350,000

- Great size rear garden with well established trees and bushes
- Ample off road parking with gates
- Lovely flowing layout
- Four good size bedrooms
- Two bathrooms
- Within walking distance of local amenities
- No Chain
- Extended detached house

Check out this stunning new listing with an equally impressive rear garden!

Malting Lane delivers instant kerb appeal from the moment you arrive, with private gates opening onto a generous parking area. Step inside to discover a flowing, open-plan layout that feels bright and welcoming. Four generously sized bedrooms provide plenty of space for the whole family, but it's the outside that truly steals the show. Not overlooked, the garden is your own private haven, complete with a charming log cabin that's perfect for relaxing or entertaining.

Book your viewing today and see it for yourself!

Entrance Porch 3'10" x 6'11" (1.17m x 2.13m)

UPVC entrance door to front with glazed side panels. Radiator. Doors to lounge.

'L' shaped Lounge/Diner 28'5" x 21'4" (8.68m x 6.52m)



UPVC window to front. 2 radiators. Fireplace with open grate and raised hearth. Stairs to first floor landing. Double doors opening into:



Garden Room 12'8" x 9'3" (3.88m x 2.83m)



UPVC French doors to side and rear and UPVC windows. Radiator.



Kitchen 15'9" x 11'0" (4.82m x 3.36m)



UPVC window to rear. Matching range of base and eye level units with granite worktops. Range style cooker with extractor fan. Belfast sink with mixer tap. Integrated dishwasher. Tiled splashback. Water softener. Space for American style fridge/freezer. Integrated under counter fridge. Ceiling lights. Stone floor tiles.

Rear Lobby



UPVC half glazed door to front. Radiator. Amteco flooring. Doors to utility room, cloakroom and pedestrian door to garage.

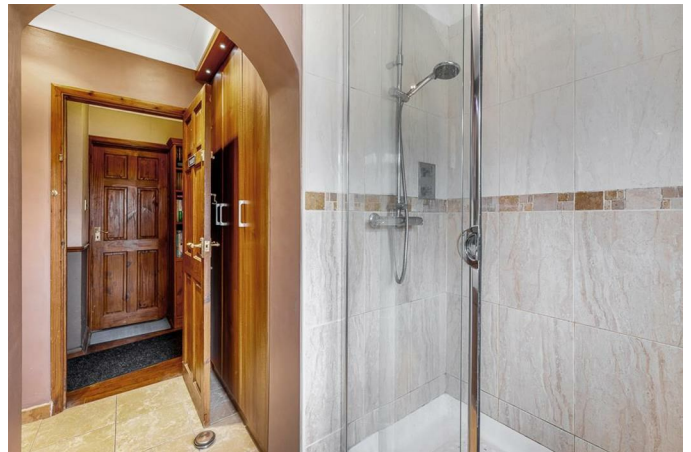
Utility Room 9'10" x 7'4" (3.01m x 2.25m)

UPVC door and window to rear. Matching wall and base units. Space and plumbing for washing machine. Space for tumble dryer. Sink unit with drainer and mixer tap. Radiator. Fitted corner cupboard. Amteco flooring.

Cloakroom/Shower/Dressing Room 4'11" x 7'11" (1.51m x 2.43m)



UPVC window to rear. With a range of matching fitted wardrobes, dressing table unit with archway to the shower area with a corner shower enclosure with fitted shower. Toilet with concealed cistern and push button flush. Wash hand basin with mixer tap. Matching wall and base units. Inset ceiling downlights. Tiled flooring. Half tiled walls. Radiator.



First Floor Landing

UPVC window to side. Loft access. Airing cupboard. Carpeted.

Bedroom 1 12'0" x 13'4" (3.67m x 4.08m)



UPVC window to front. Radiator. Air conditioning unit. Carpeted.

Bedroom 2 10'1" x 12'5" (3.08m x 3.81m)



UPVC window to front. Fitted wardrobe. Wood flooring. Radiator.

Bedroom 3 10'0" x 9'11" (3.05m x 3.04m)



UPVC window to rear. Fitted wardrobes with sliding doors. Fitted overhead cupboards, dressing table and matching fitted bedside tables. Radiator. Carpeted.

Bedroom 4 6'8" x 9'11" (2.04m x 3.04m)

UPVC window to rear. Radiator. Wood flooring.

Bathroom 6'7" x 7'10" (2.01m x 2.39m)



UPVC window to rear. Circular bowl sink unit and stand alone mixer tap. Toilet with push button flush and concealed cistern. Panelled bath with end mounted taps. Fully tiled walls. Tiled floor. Radiator.

Summer House 21'4" x 11'3" (6.52m x 3.43m)



Wooden construction. Power and light connected.

Outside



The front of the property has an in and out driveway with both entrances having electric wrought iron gates. The driveway is block paved with a gravelled area providing parking for multiple vehicles. Gated area with log/coal storage sheds and Oil Tank. Gated side access to rear housing a number of sheds with lighting. There is also security lighting to the front of the house.

The rear garden is enclosed by timber fencing. Paved patio and seating area. External sockets and lighting. Timber shed. Feature raised fishpond with brick surrounds and pergola with climbing plants. Lawn area and a variety of plants and shrubs. Outside lights fitted on the house covering the patio area.



Garage 17'6" x 7'11" (5.35m x 2.43m)

Remote control up and over door. Window to side. Door to rear lobby. Boiler. 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: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil central heating

Heating features: Open fire to lounge

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 Variable 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 Single Garage
 Building safety issues: No
 Restrictions: No
 Public right of way: No
 Flood risk: Surface water - very low. Rivers and the sea - very 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: D60

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

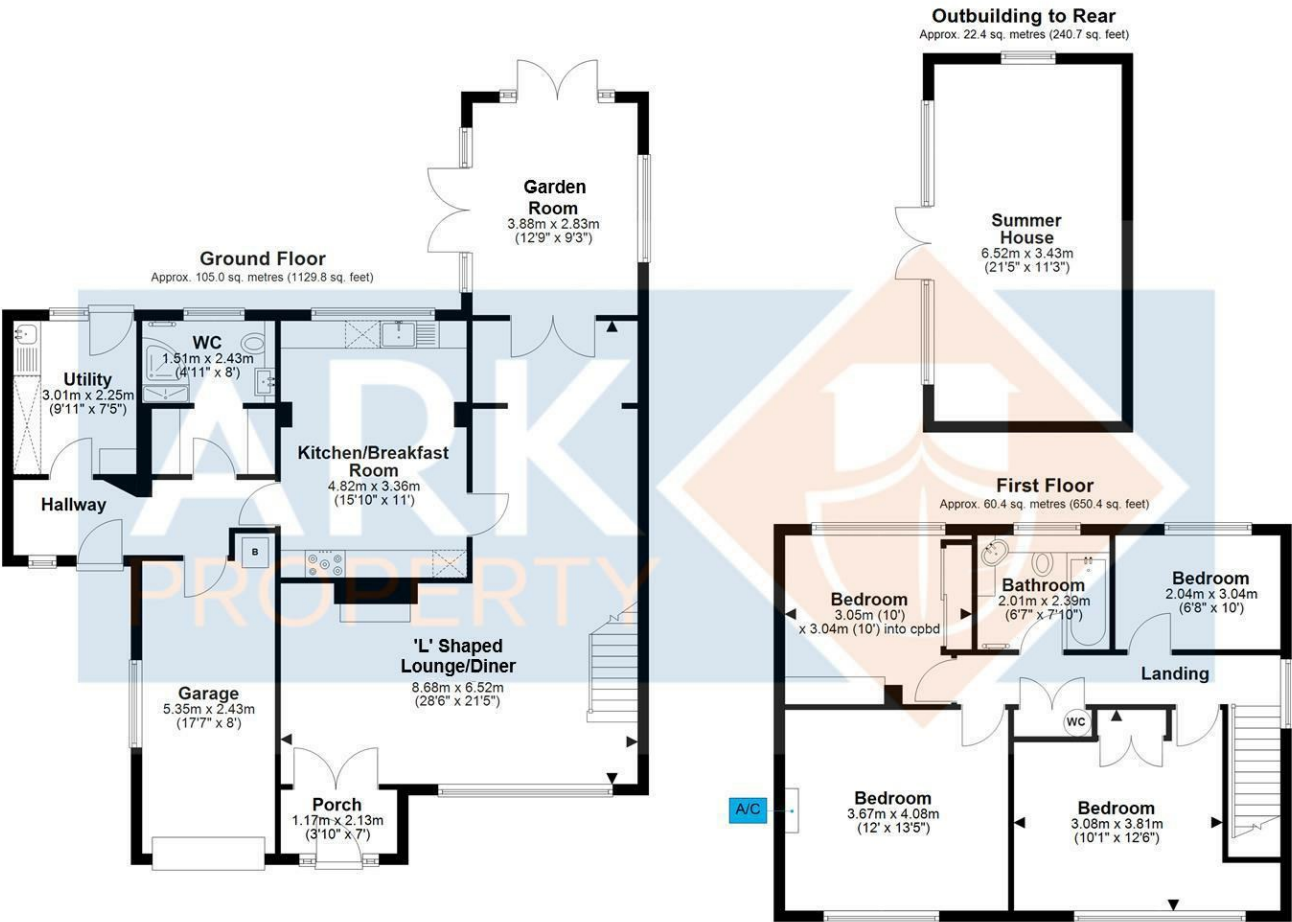
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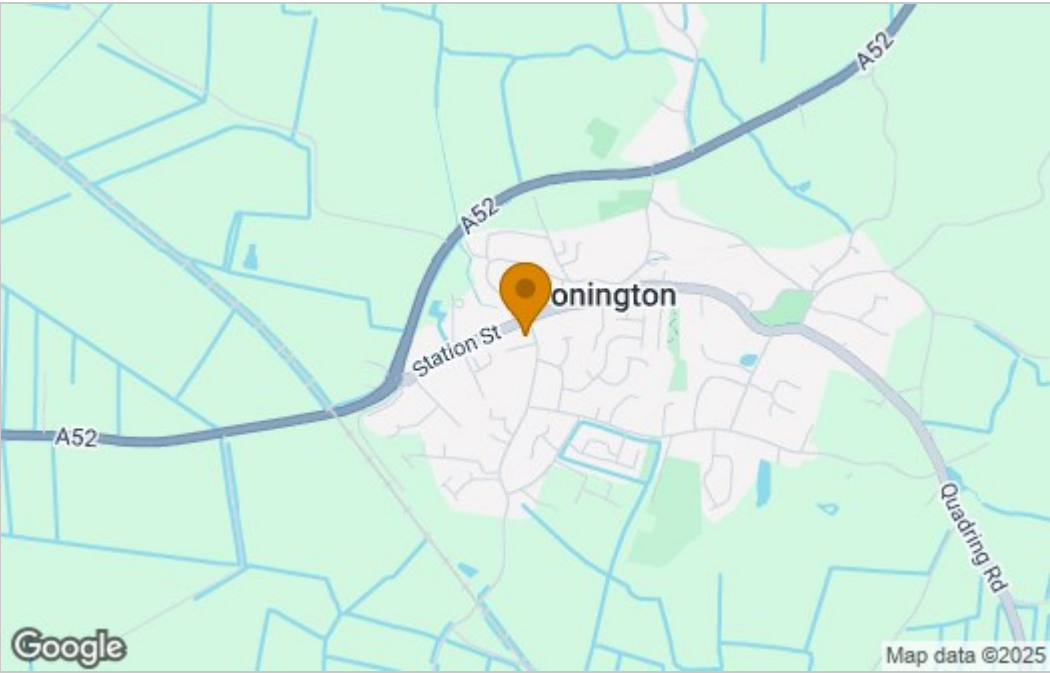
Floor Plan



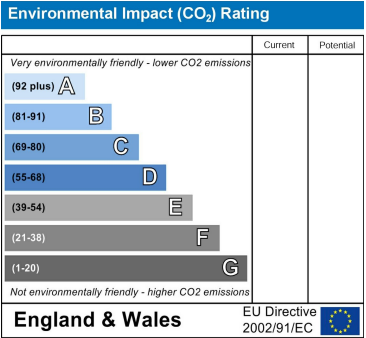
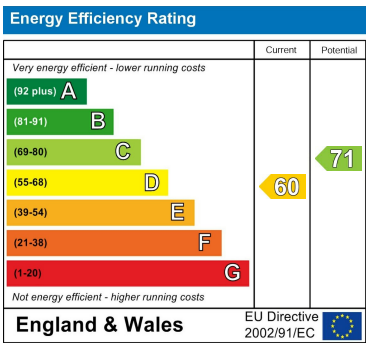
Total area: approx. 187.8 sq. metres (2021.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

