



## 55 Crosslands, Donington, PE11 4TU

**£200,000**

- Detached two-bedroom home in a quiet cul-de-sac location
- Spacious kitchen diner and comfortable lounge with conservatory off
- Two generously sized double bedrooms and family bathroom
- Front and rear gardens backing onto open green space
- Off road parking and detached single garage
- Peaceful Donington location – contact Ark today to arrange a viewing!



## Charming Two Bedroom Detached Home with Garage in Donington.

Tucked away at the end of the sought-after Crosslands cul-de-sac, this delightful two bedroom detached house offers comfortable living in a peaceful setting. A standout feature of this property is its detached garage— a highly valuable space and perfect for storage, parking, or hobby use.

Inside, the home boasts a spacious kitchen diner, a cosy lounge leading into a bright conservatory, two double bedrooms, and a well-appointed bathroom.

Outside, you'll find front and rear gardens, with the rear garden enjoying uninterrupted views over open green space, providing both privacy and a beautiful outlook.

Don't miss out—contact Ark today to arrange your viewing!

### **Kitchen/Breakfast Room 9'4" x 17'11"** **(2.86m x 5.48m)**



PVC double glazed windows to front. Coving to ceiling. Tiled flooring. Radiator. Fitted with a matching range of base, eye level and full height units with roll edge work surfaces and matching upstands. Electric hob with oven and grill under. Integrated fridge freezer. Mains gas central heating boiler.



### **Lounge 11'4" x 17'11" (3.47m x 5.48m)**



PVC double glazed window and door to rear. Coving to ceiling. Radiator. Laminate flooring. Electric fireplace.



**Conservatory 7'0" x 9'4" (2.15m x 2.85m)**



PVC double glazed construction with polycarbonate roof.

**First Floor Landing 8'3" x 6'5" (2.53m x 1.97m)**

PVC double glazed window to side. Radiator. Loft access. Built in airing cupboard with shelving.

**Bedroom 1 11'4" x 11'1" (3.47m x 3.39m)**



PVC double glazed window to rear. Coving to ceiling. Built in over stairs cupboard with shelf and hanging rail. Radiator.

**Bedroom 2 9'4" x 9'2" (2.86m x 2.80m)**



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

**Bathroom 6'1" x 8'4" (1.86m x 2.56m)**



PVC double glazed window to rear. Coving to ceiling. Vinyl flooring. Chrome wall mounted heated towel rail. Fitted panel bath with chrome taps, electric shower and glass door. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.



**Outside**

The property can be found towards the end of the Crosslands cul de sac.

There is a lawn area and gravel drive to the front providing off road parking and leading to the single garage. Side gated access to the rear garden. The rear is enclosed by timber fencing and laid to lawn.

**Garage 18'1" x 8'11" (5.52m x 2.73m)**

Up and over vehicular door to front. Power and light connected.

**Property Postcode**

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

**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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

Solar Panels: No

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 Variable 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 Single Garage

Building safety issues: No  
Restrictions: No  
Public right of way: No  
Flood risk: Surface water - low. Rivers and the sea - medium. 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: C72

warranty in respect of the property. These details are subject to change.

### **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**

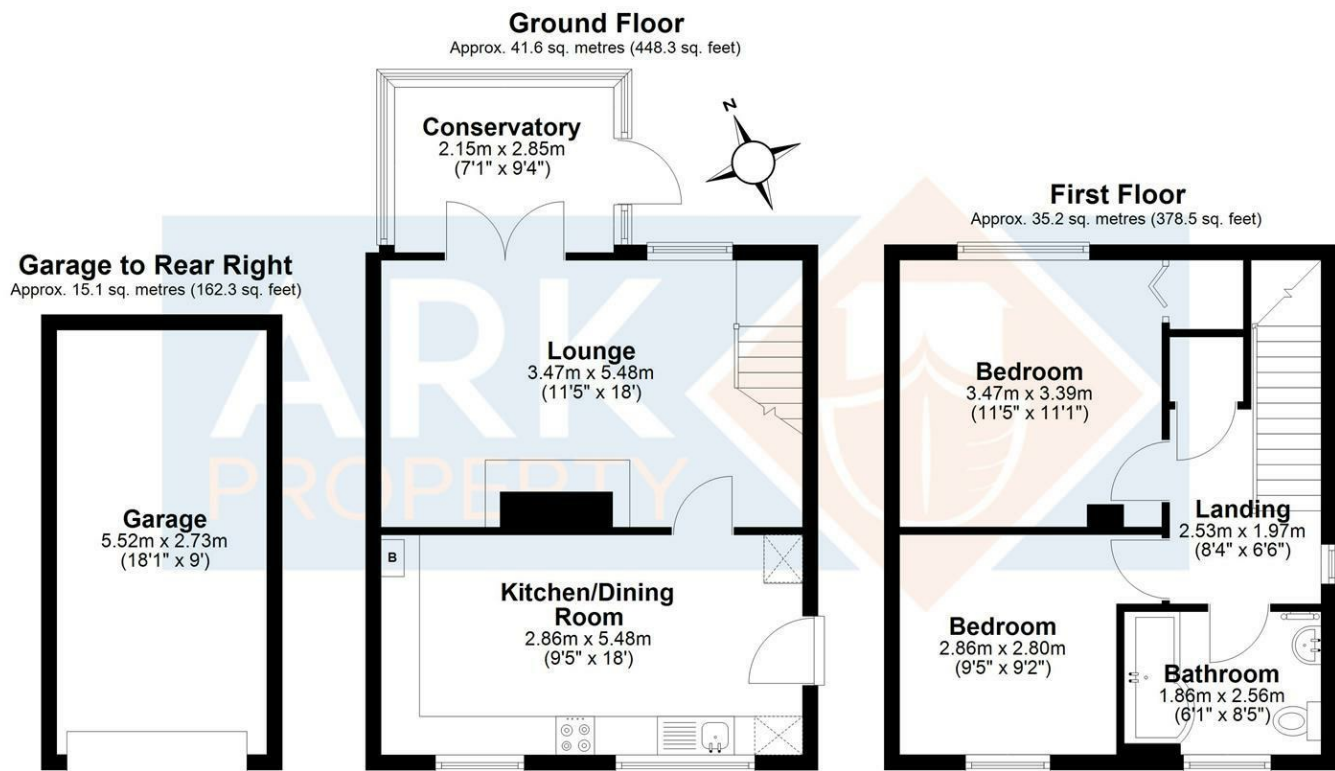
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

### **Disclaimer**

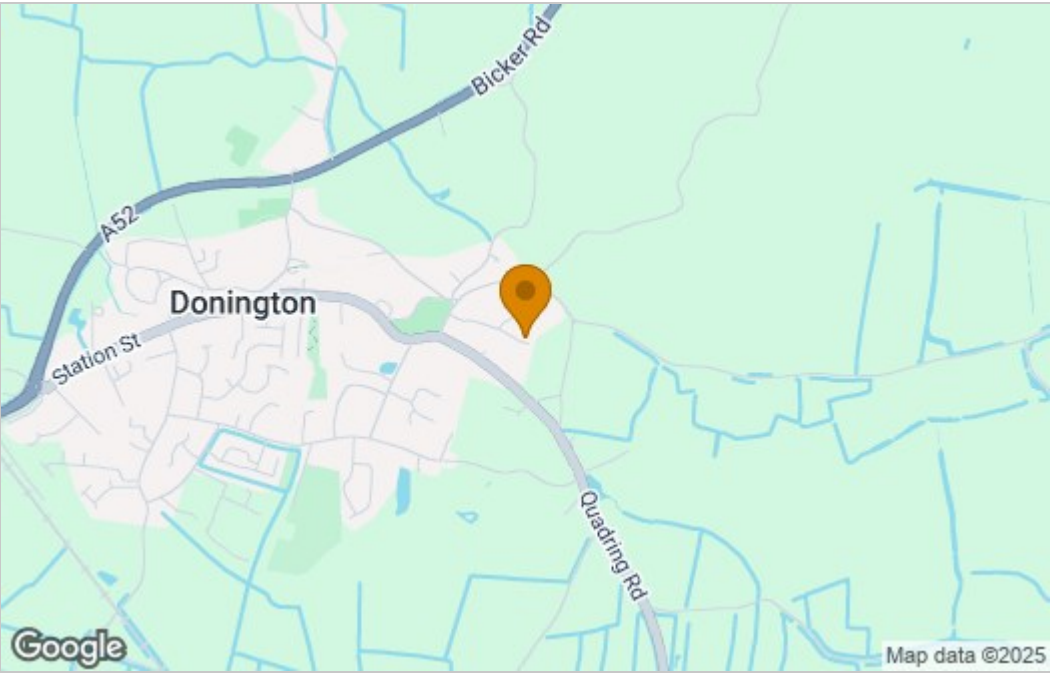
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

Floor Plan

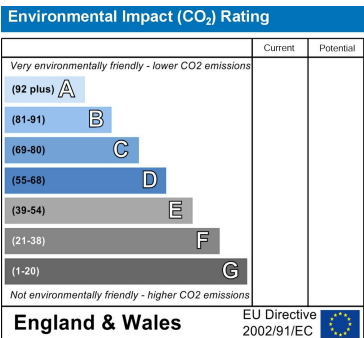
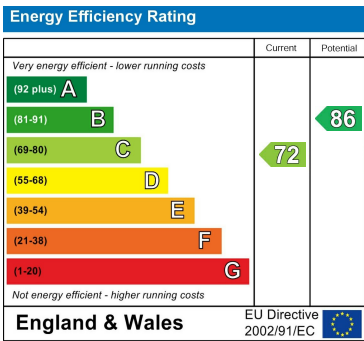


Total area: approx. 91.9 sq. metres (989.2 sq. feet)

Area Map



Energy Efficiency Graph



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