



10 Kilby Court, Donington, PE11 4FQ

£270,000

- Beautifully decorated throughout
- Low maintenance rear garden
- Ample off road parking and garage
- Modern kitchen and bathrooms
- Three good size bedrooms
- Within easy access of local schools and amenities
- Modern Ashwood estate
- NO FORWARD CHAIN

Stunningly presented with a sleek modern kitchen and stylish bathroom fittings, this beautifully maintained home is a must-see. Located on the sought after Phase 2 of Ashwood fantastic development in Donington, it boasts a well-designed, flowing layout on the ground floor and three generously sized bedrooms upstairs. The low maintenance garden and ample parking add to its convenience, making it an ideal home. With no forward chain, this property is even more enticing—schedule your viewing today!

Entrance Hall

UPVC door to front. Radiator. Wood effect flooring. Stairs to first floor.

Lounge 20'0" x 14'10" (6.10m x 4.53m)



UPVC box window to front. Wood effect flooring. Radiator.

Kitchen 10'5" x 18'4" (3.18m x 5.60m)



UPVC window to rear. UPVC French doors to rear. Matching wall and base units with work surfaces over. Bosch electric oven and hob with Bosch extractor hood over. Bosch integrated fridge freezer. Stainless steel sink unit with mixer tap. Bosch integrated dish washer. Wood effect flooring. Radiator.

Utility Room 4'3" x 6'6" (1.30m x 2.00m)



Wood effect flooring. Worktop. Space and plumbing for washing machine. Space for tumble dryer. Extractor fan.

Cloakroom 3'2" x 6'6" (0.99m x 2.00m)



Wood effect flooring. Toilet. Wash hand basin with tiled splash back. Radiator. Extractor fan.

First Floor Landing

Loft access. Carpeted. Airing cupboard with boiler.

Bedroom 1 12'6" x 11'11" (3.83m x 3.64m)



UPVC window to front. Radiator. Carpeted.

En-suite 5'5" x 6'0" (1.66m x 1.85m)



UPVC window to front. Fully tiled shower cubicle with rainfall head and shower attachment. Wash hand basin with tiled splash back. Toilet. Wood effect flooring. Extractor fan. Shaver point. Wall mounted heated towel rail.

Bedroom 2 10'10" x 10'4" (3.32m x 3.15m)



UPVC window to rear. Carpeted. Radiator.

Bedroom 3 9'8" x 7'8" (2.95m x 2.36m)



UPVC window to rear. Carpeted. Radiator.

Bathroom 6'11" x 7'0" (2.12m x 2.14m)



UPVC window to side. Panelled bath with shower attachment over. Partially tiled walls. Wash hand

basin with tiled splash back. Toilet. Wood effect flooring. Extractor fan. Shaver point. Wall mounted heated towel rail.

Outside



Front: Pathway leading to front door. Driveway allowing parking for 2 cars leading to single garage. Side access gate to rear garden.

Rear: Enclosed by timber fencing. Patio area. Artificial lawn area. Pathway leading around the garden. Pedestrian access door to garage.

Garage 18'3" x 10'4" (5.58m x 3.16m)

Up and over vehicular door. Power and light connected.

Property Postcode

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

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: C

Annual charge: £207.34 per year, starting in 2027 when the estate is completed.

Property construction: Brick built

Electricity supply: British Gas

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 Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely 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 - 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

Japanese Knotweed: 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: B85

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

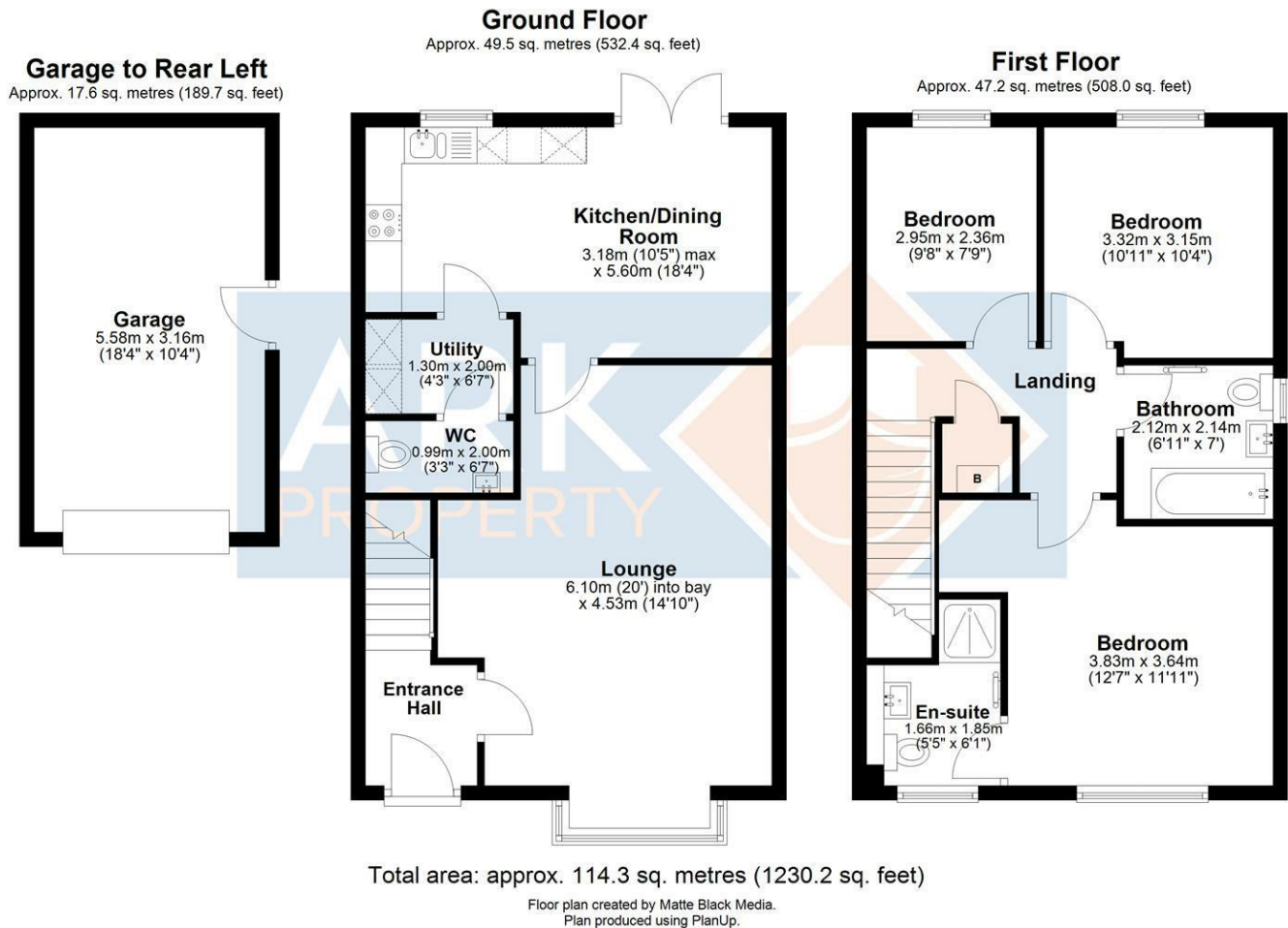
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

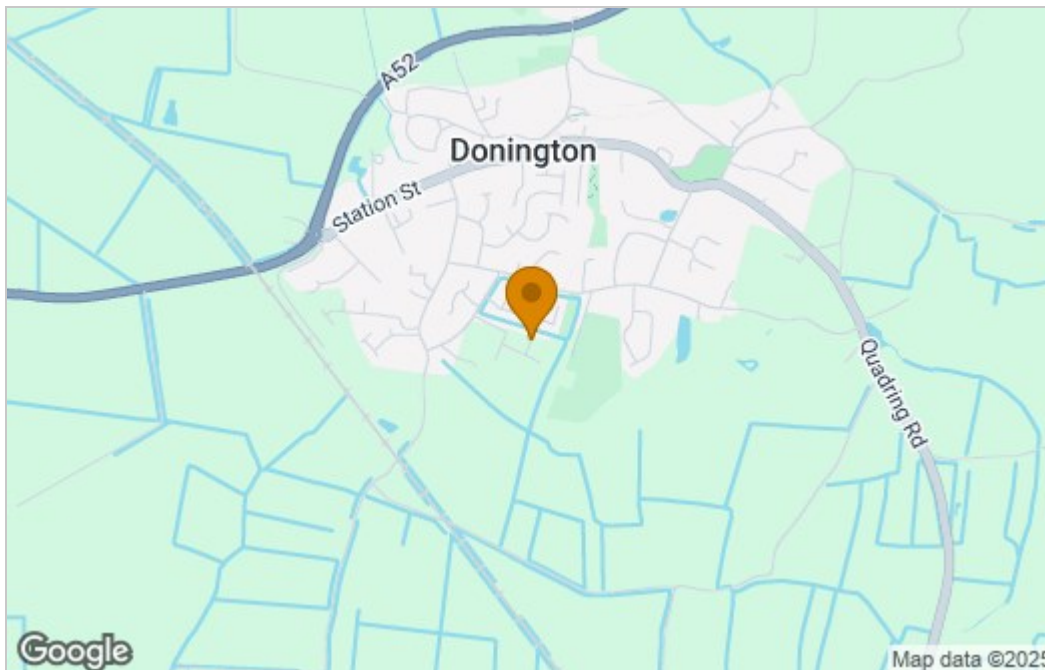
Disclaimer

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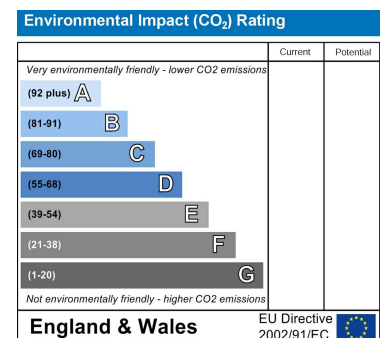
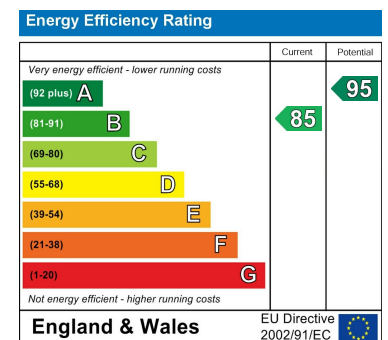
Floor Plan



Area Map



Energy Efficiency Graph



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