



## **55 Ash Court, Donington, PE11 4XJ**

**£235,000**

- Immaculately presented three-bedroom detached bungalow
- Quiet end-of-cul-de-sac location in Donington
- Spacious living areas with a modern and stylish finish
- Convenient access to all local Donington amenities
- Well-maintained interior and exterior throughout
- Ideal for families or downsizers seeking a peaceful setting

Nestled at the end of a quiet cul-de-sac in the charming village of Donington, this beautifully presented three-bedroom detached bungalow offers a perfect blend of comfort and convenience. Immaculately maintained throughout, the property boasts spacious living areas, a modern kitchen, and well-appointed bedrooms. Its prime location provides easy access to all local amenities, making it an ideal home for those seeking a peaceful yet well-connected lifestyle. Don't miss this fantastic opportunity—viewing is highly recommended!

**Entrance Hall 12'5" x 12'1" max (3.79m x 3.70m max)**

UPVC door to side. Coved ceiling. Loft access. Radiator. Built in airing cupboard with shelving.

**Lounge 11'1" x 16'10" (3.39m x 5.14m)**



UPVC double glazed window to side and rear. Coved ceiling. Radiator. Electric fireplace.



**Dining Room 11'11" x 7'6" (3.65m x 2.30m)**



UPVC double glazed French doors to rear. Coved ceiling. Radiator.



**Kitchen 8'9" x 11'1" (2.69m x 3.38m)**



UPVC double glazed door to side. UPVC double glazed window to side. Coved ceiling. Vinyl flooring. Radiator. Fitted with a range of base and eye level

units with roll edge work surfaces over. Tiled splashbacks. Four ring gas hob with extractor hood over. Electric oven and grill under. One and a half bowl stainless steel sink with chrome mixer tap. Plumbing and space for washing machine. Space for fridge/freezer.



### Shower Room 7'7" x 8'6" (2.33m x 2.60m)



UPVC double glazed window to side. Coved ceiling. Radiator. Built in cupboard shelving and wall mounted central heating boiler. Vinyl flooring. Radiator. Wall boarding. Fitted with a three piece suite comprising oversized walk-in shower enclosure with electric shower and screen. Close coupled toilet with push button flush. Pedestal wash hand basin.

### Bedroom 1 10'9" x 12'2" (3.30m x 3.72m)



UPVC double glazed window to front. Coved ceiling. Radiator.



### Bedroom 2 8'10" x 11'1" (2.70m x 3.39m)



UPVC double glazed window to front. Coved ceiling. Radiator.



**Bedroom 3 8'1" x 7'7" (2.48m x 2.33m)**



UPVC double glazed window to side. Coved ceiling. Radiator. Wall mounted electric consumer unit.

**Outside**



Front: Low maintenance front garden. Concrete driveway providing multiple off road parking for

vehicles. Side gated access to the rear garden. Rear: Enclosed by timber fencing. Lawn area with shrub borders. Patio seating area. Outside lighting. Cold water tap. Pond and power connected for water feature.



**Garage**



Up and over vehicular door. Power and light connected. Pedestrian door and window to side. Fitted work bench.



### Property Postcode

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

### Additional Information

PLEASE NOTE:

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

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold  
Council tax band: B  
Annual charge: No

Property construction: Brick built  
Electricity supply: Ovo  
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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice but None over 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: D58

### 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.

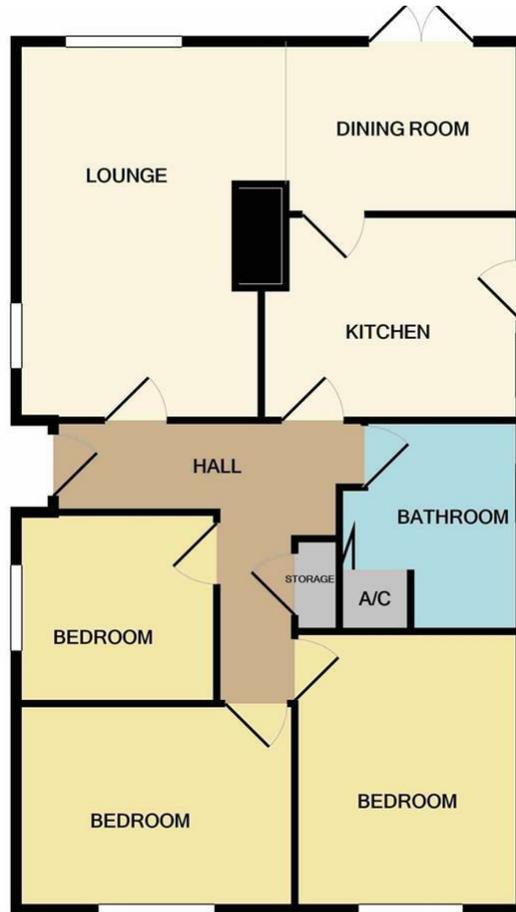
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

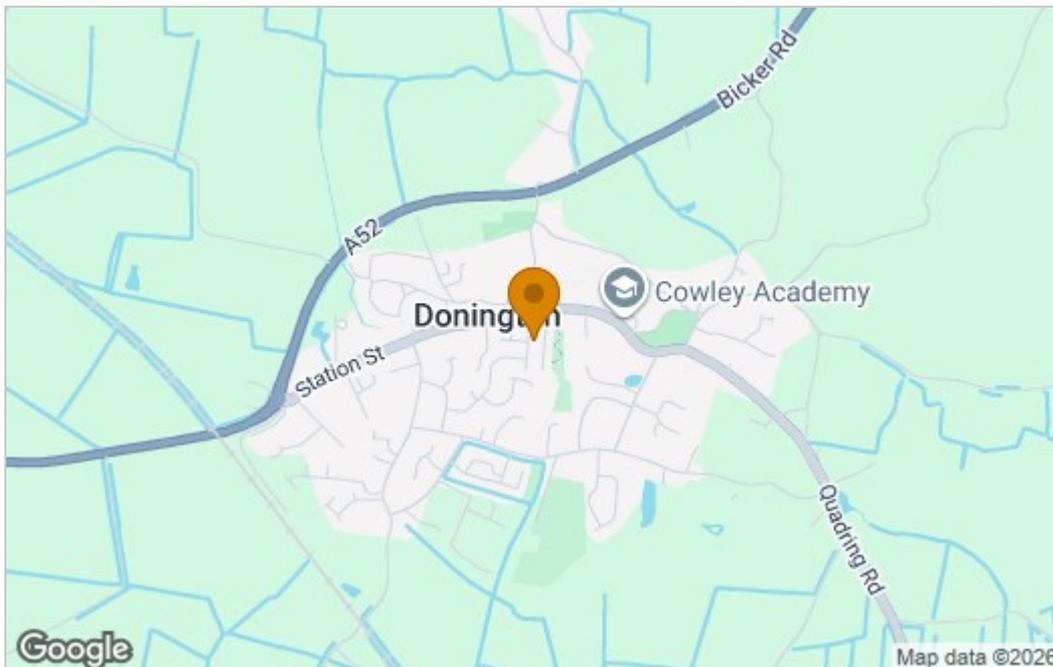


## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Area Map



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## Energy Efficiency Graph

