



3 Bass Court, Donington, PE11 4FZ

£385,000

- Well kept private development
- Oversized garage with electric door
- En-suite to main bedroom
- Landscaped rear garden
- Beautifully presented internally
- Three double bedrooms
- Neutrally decorated throughout
- Within easy access of local amenities

Situated on a small private estate on the edge of Donington, this beautifully presented bungalow immediately impresses with its kerb appeal.

One of only three properties in this exclusive setting, it has been thoughtfully designed and meticulously maintained. Inside, the accommodation offers excellent space, featuring three double bedrooms, the main with its own en-suite – a bright and airy kitchen-diner, and a lovely lounge with views across the landscaped rear garden.

Stylish, low maintenance, and superbly kept, this home is one that truly needs to be viewed to be fully appreciated.

Entrance Hall



UPVC door to front. Wood effect flooring. Storage cupboard.

Lounge 13'0" x 13'8" (3.98m x 4.19m)



French doors with glazed side panels opening to rear garden. Carpeted. Radiator.

Kitchen 20'1" x 18'0" (6.13m x 5.49m)



UPVC window to side. French doors opening to rear garden. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Wood effect flooring. Integrated fridge/freezer. Integrated eye level oven and grill. Five ring gas hob with extractor hood over.

Utility Room 10'8" x 5'10" (3.26m x 1.78m)



UPVC door to rear. Base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Wood effect flooring. Integrated washing machine. Space for tumble dryer. Space and plumbing for dishwasher. Boiler

Bedroom 1 15'3" x 10'1" (4.65m x 3.08m)



UPVC window to front. Radiator. Carpeted.

En-suite 4'0" x 10'1" (1.22m x 3.08m)



UPVC window to side. Shower cubicle with rainfall head and separate shower attachment. Wash hand basin set in vanity unit. Toilet. Partially tiled walls. Wood effect flooring. Extractor fan. Heated towel rail.

Bedroom 2 10'4" x 10'1" (3.16m x 3.08m)



UPVC window to front. Radiator. Carpeted.

Bedroom 3 9'8" x 11'8" (2.96m x 3.58m)



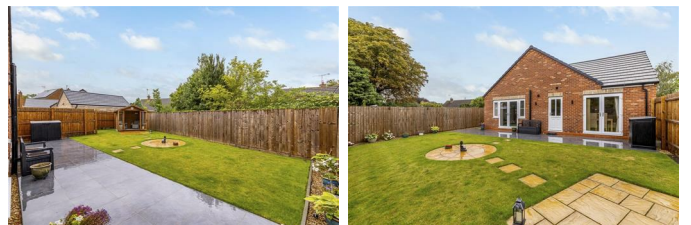
UPVC window to side. Radiator. Carpeted.

Bathroom 7'5" x 7'1" (2.28m x 2.18m)



UPVC window to side. Panelled bath with shower attachment and shower screen. Wash hand basin set in vanity unit. Toilet. Partially tiled walls. Wood effect flooring. Extractor fan. Heated towel rail.

Outside



The front of the property has a block paved driveway with a pathway leading to the front door. The rear garden is enclosed by timber fencing. Lawn area. Patio area.

Summer House

Timber construction.

Garage 11'7" x 20'0" (3.54m x 6.10m)

Vehicular door to front. Pedestrian door to side. Power and light connected. Wiring for an electric charger if needed.

Property Postcode

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

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: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas underfloor 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 Variable over Voice and Data.

Parking: Driveway and Single Oversized Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very 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: B83

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.

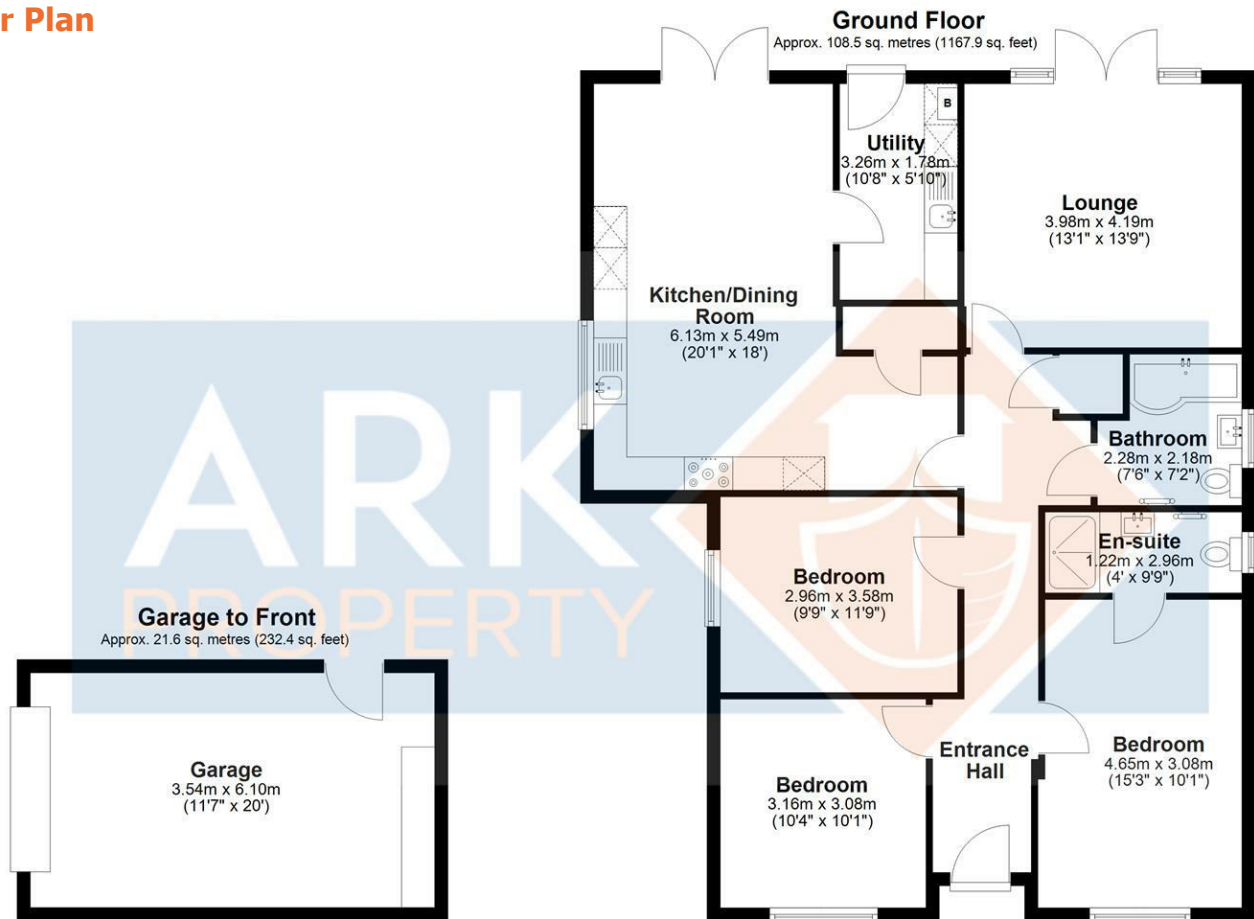
We can also offer full Financial and Solicitor

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.

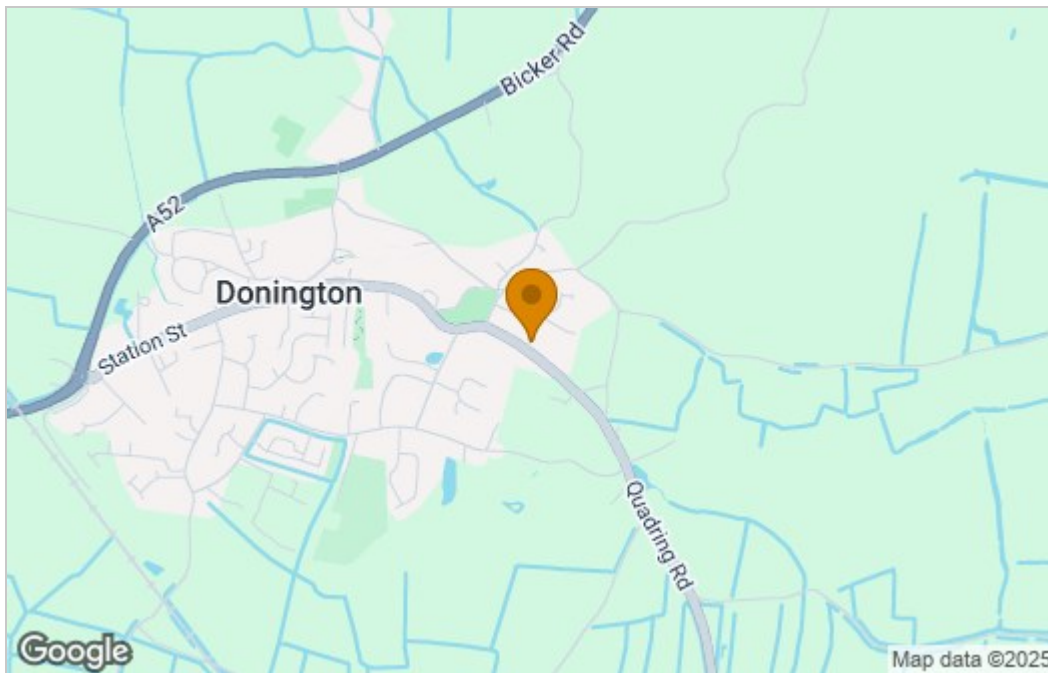
Floor Plan



Total area: approx. 130.1 sq. metres (1400.3 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

