



1 Kensington Close, Donington, PE11 4UN

£300,000

- Double garage
- Well presented throughout
- Two reception rooms
- Four bedrooms
- Popular location
- Built in 2018
- Must view to be appreciated
- Potential no chain

Welcome to Kensington Close, a stunning four-bedroom detached home built by Ashwood Homes in 2018, perfectly positioned at the start of this sought after development.

Beautifully presented and full of charm and character, this lovely family home offers a bright, flowing layout designed for modern living. With four generous bedrooms and two well appointed bathrooms, it provides ample space for growing families.

One of the standout features is the double garage, adding both convenience and excellent storage. The property is priced to sell at £300,000, making it an exceptional opportunity.

Outside, the landscaped rear garden truly comes into its own during the summer months, creating the perfect space for entertaining, relaxing, and enjoying outdoor living.

Early viewing is highly recommended, book yours today.

Entrance Hall 14'2" x 6'4" (4.33m x 1.95m)



UPVC door to front. Radiator. Stairs to first floor landing. Under stairs storage cupboard.

Lounge 11'0" x 15'8" (3.37m x 4.79m)



UPVC French doors with glazed side panels to rear. Radiator.

Dining Room 11'1" x 8'11" (3.39m x 2.74m)



UPVC window to front. Radiator.

Kitchen 16'5" x 8'6" (5.01m x 2.60m)



UPVC windows to front and side. Matching base and eye level units with work surface over. Sink and drainer with a mixer tap. Bosch integrated fridge and freezer. Bosch integrated double electric oven and grill with an integrated induction hob and extractor hood over. Tiled floor. Radiator.

Utility Room 5'9" x 5'2" (1.76m x 1.58m)



UPVC double glazed door to rear. Matching base and eye level units with work surface over. Space and plumbing for a washing machine. Space and point for a tumble dryer. Wall mounted gas boiler. Tiled floor. Radiator. Extractor fan.

Cloakroom

Toilet with a push button flush. Pedestal wash hand basin with mixer tap over. Half-height tiled walls. Tiled floor. Radiator. Extractor fan.

First Floor Landing



Loft access. Radiator. Airing cupboard. Doors to bedrooms and bathroom.

Bedroom 1 12'11" x 9'2" (3.96m x 2.80m)



UPVC window to front. Built-in wardrobes. Radiator.

En-suite 4'3" x 6'4" (1.30m x 1.95m)



UPVC window to front. Fully tiled shower cubicle with a built-in mixer shower over. Toilet with a push button flush. Pedestal wash hand basin with mixer tap over. Shaver point. Half-height tiled walls. Wall mounted heated towel rail.

Bedroom 2 12'9" x 8'11" (3.90m x 2.73m)



UPVC window to front. Radiator.

Bedroom 3 9'7" x 8'11" (2.94m x 2.73m)



UPVC window to rear. Radiator.

Bedroom 4 7'4" x 8'11" (2.25m x 2.74m)



UPVC window to rear. Radiator.

Bathroom 6'1" x 6'3" (1.86m x 1.92m)



UPVC window to rear. Panelled bath with a mixer tap and a hand held shower over. Toilet with a push

button flush. Pedestal wash hand basin with a mixer tap over. Tiled walls.

Outside



The front of the property is laid to lawn with a patio path leading to the front door. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing and brick wall. Lawn area with a patio seating. Outside lighting. Outside tap.

Double Garage 18'2" x 18'2" (5.56m x 5.56m)



Vehicular doors to front. Power and light connected.

Property Postcode

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

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 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 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 Double 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: 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.

Referral & Fee Disclosure

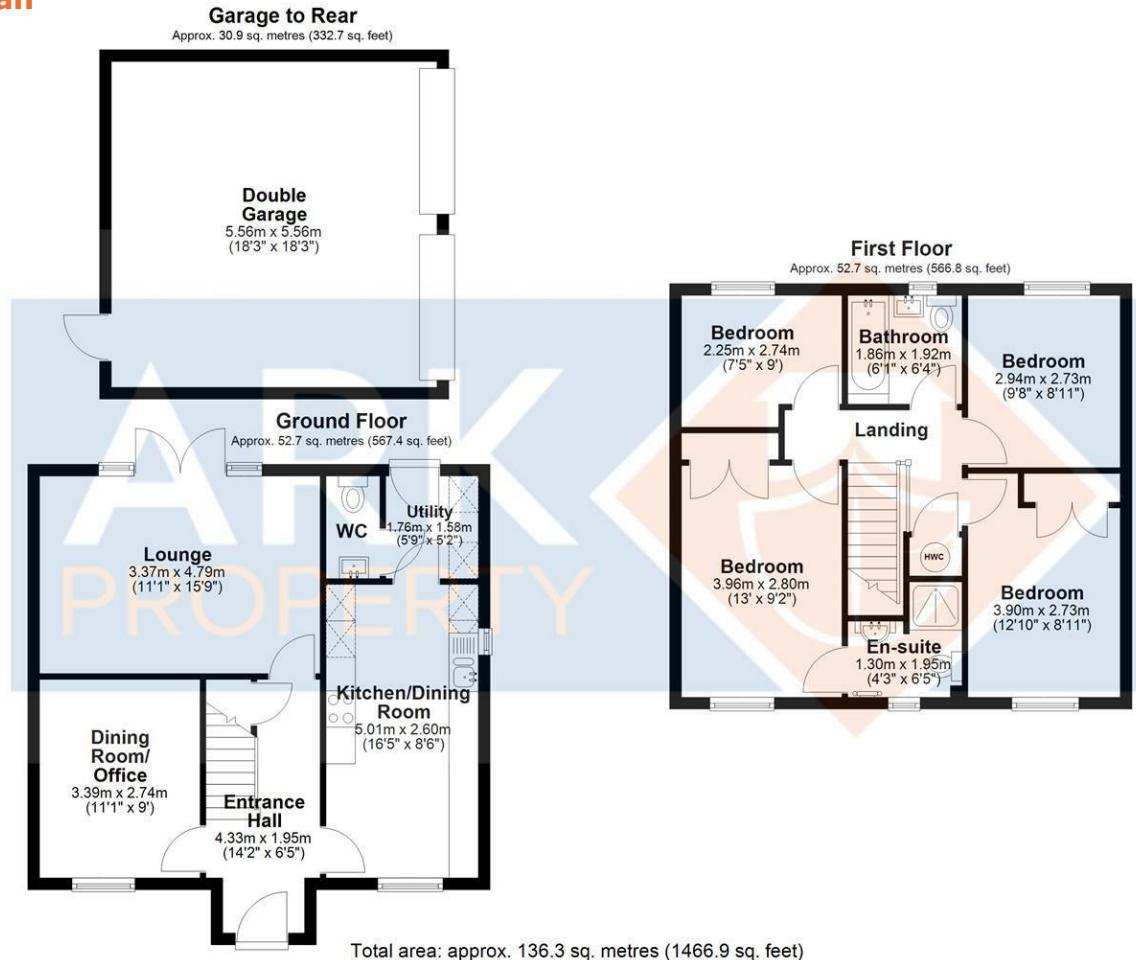
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

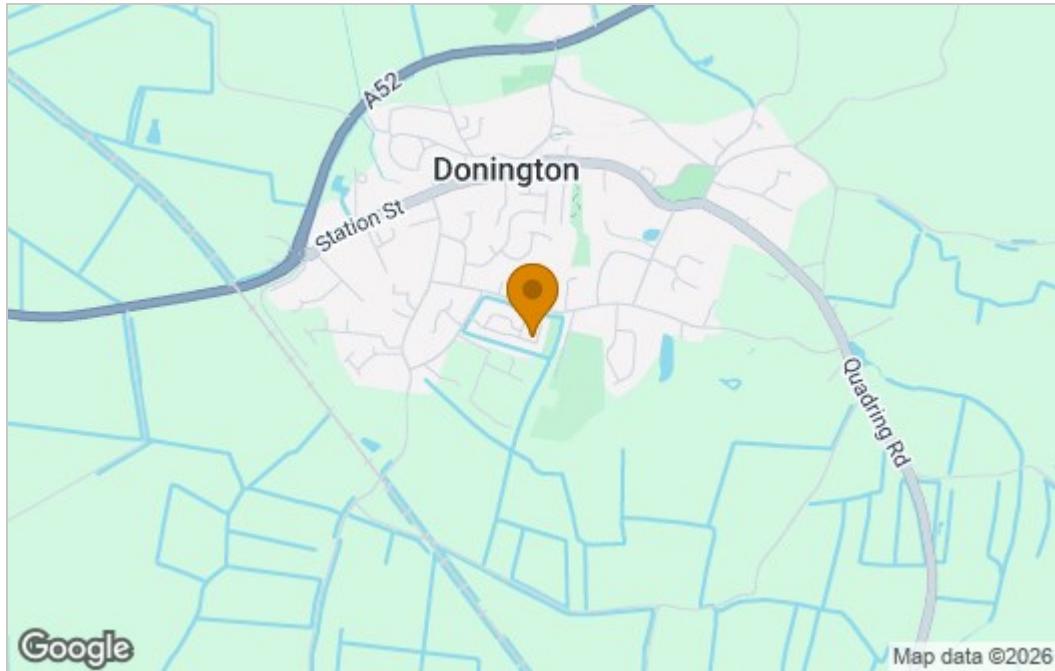
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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



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.

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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

