



31 Chestnut Avenue, Donington, PE11 4XH

£152,500

- Two-bedroom bungalow in the heart of Donington
- Spacious driveway with ample off-road parking
- Good-sized front and rear gardens, ideal for outdoor enjoyment
- No onward chain for a smooth and hassle-free purchase
- Fantastic opportunity to personalise and make it your own
- Sought-after location with great potential

Situated in the heart of Donington, this two-bedroom bungalow is a fantastic opportunity for buyers looking to put their own stamp on a home. The property boasts a spacious driveway, providing ample off-road parking, along with generous front and rear gardens, perfect for outdoor enjoyment. With no onward chain, the buying process is made simple and stress-free. Ideal for those seeking a project or a home to personalise, this bungalow offers great potential in a sought-after location. Don't miss out – book your viewing today!

Entrance Hall



PVC double glazed entrance door to front. Built in storage cupboard. Built in airing cupboard. Built in cupboard with shelving. Dimplex electric storage heater.

Lounge 15'7" x 10'11" (4.76m x 3.33m)



PVC double glazed window and door to rear. Coved ceiling. Dimplex electric storage heater. Electric fireplace. Ceiling fan and light. Dado rail.



Kitchen 8'5" x 8'9" (2.57m x 2.68m)



PVC double glazed window to rear. Door to side. Coved ceiling. Tiled flooring. Dimplex electric storage heater. Fitted base and eye level units with stainless steel sink and drainer. Part tiled splash back. Space for electric cooker. Space and plumbing for washing machine. Space for fridge.

Bedroom 1 12'2" x 10'6" (3.71m x 3.22m)



PVC double glazed bay window to front. Coved ceiling. Dimplex electric storage heater.



Bedroom 2 7'10" x 8'10" (2.40m x 2.70m)



PVC double glazed window to front. Coved ceiling. Dimplex electric storage heater.

Shower Room 5'10" x 5'5" (1.78m x 1.66m)



PVC double glazed window to side. Tiled flooring. Full height wall tiling. Extractor fan. Dimplex electric storage heater. Fitted shower cubicle with electric shower and glass folding door. Pedestal wash hand basin. Close coupled toilet.

Outside



Front: Low maintenance garden with lawn and planted borders. A driveway to the side provides off road parking for 4 vehicles leading to single garage.

Rear: Enclosed by timber fencing and hedging. Patio seating area. Laid to lawn. Outside lighting. Cold water tap.



Garage 17'8" x 8'7" (5.39m x 2.63m)

Up and over vehicular door. Power and light connected.

Property Postcode

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

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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Electric 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 Limited over 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: Possible asbestos
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: D55

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.

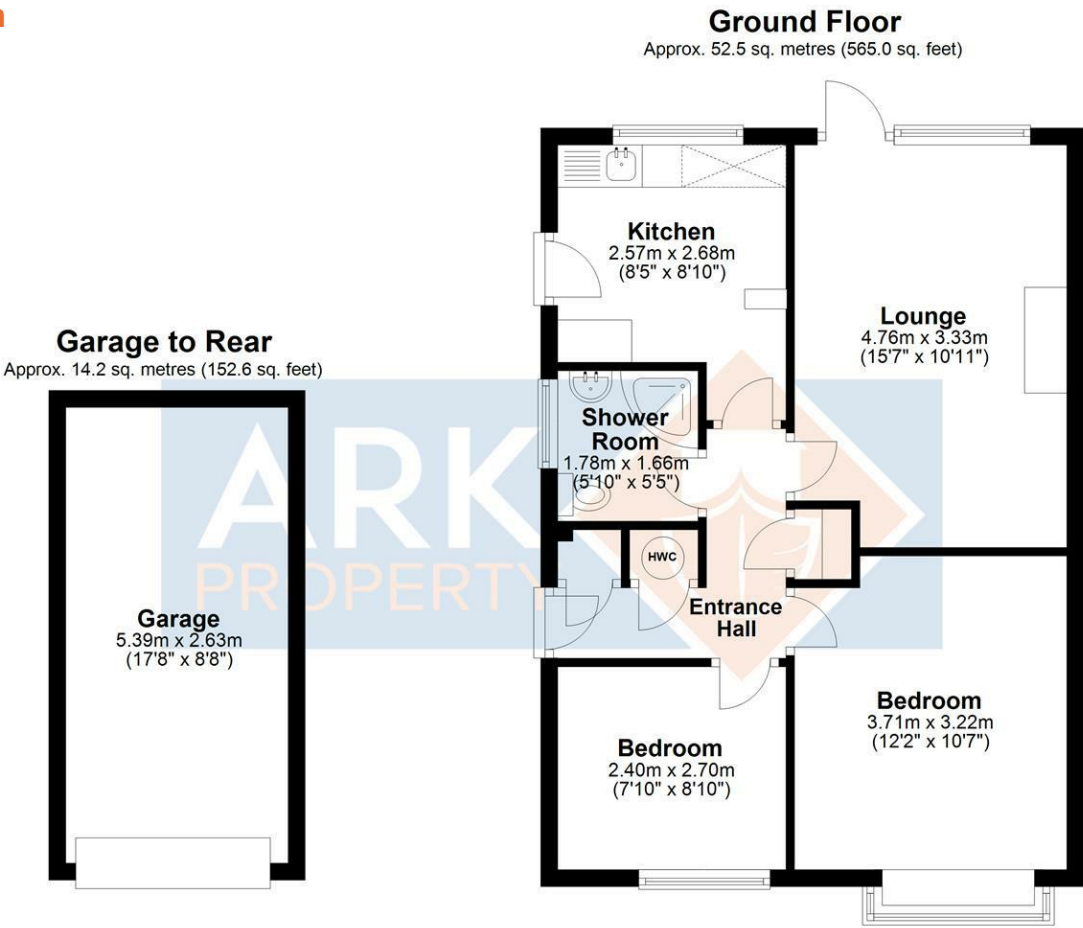
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

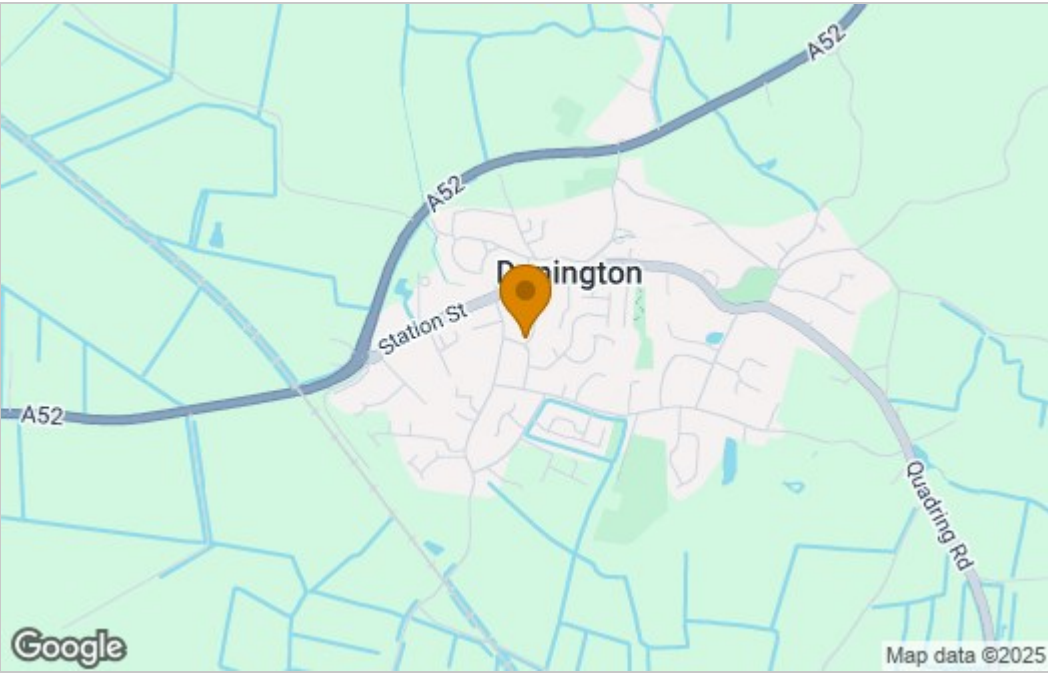
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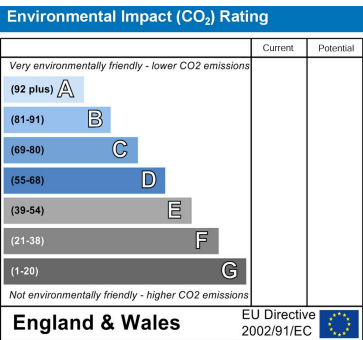
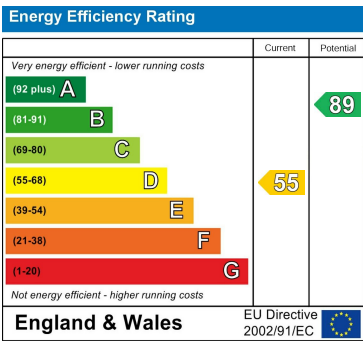
Floor Plan



Area Map



Energy Efficiency Graph



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