



27 Church Street, Donington, PE11 4UA

£250,000

- Grade II Listed Building full of character and charm
- Beautifully decorated throughout
- Low maintenance rear garden
- Cellar
- Village centre location
- Three reception rooms
- Unique property with spacious rooms
- Great flowing property

Grade II Listed property bursting with charm and character, this truly unique home is nestled in the heart of Donington. Lovingly maintained over the years, it offers a warm and inviting atmosphere the moment you step inside. With its spacious rooms, great flow, and beautiful condition, this home is sure to capture your heart. If you're drawn to quirky features like wonky staircases, intricate detailing, and cosy open fires, this one is not to be missed. With the added bonus of a cellar and plenty of personality throughout, it's a rare gem waiting to be discovered. Book your viewing today!

Entrance Hall 21'3" x 3'6" (6.50m x 1.08m)



Feature wooden door to front. Stairs to first floor landing. Tiled floor. Dado rail. Radiator.

Rear Entrance



UPVC door to rear. Cupboard door which leads down to the cellar. Tiled floor. Dado rail. Radiator.

Kitchen 6'6" x 11'10" (2.00m x 3.61m)



UPVC window to rear. Matching range of base and eye level units. Ceramic one and a half bowl sink with mixer tap over. Boiler. Wooden work surfaces over. Integrated 4 ring gas hob with extractor over. Integrated electric oven under. Built in eye level microwave. Built in tall fridge. Built in freezer. Soft close drawer units. Tiled splash backs. Spot lighting.

Dining Room 6'9" x 13'10" (2.06m x 4.22m)



UPVC window to rear. Tiled floor. Radiator.

Utility Room 6'5" x 8'9" (1.96m x 2.68m)

UPVC window to side. 2 Large storage cupboards. Plumbing for washing machine. Radiator. Wood effect vinyl floor.

Shower Room 4'11" x 8'2" (1.52m x 2.50m)



UPVC window to side. Wood effect vinyl flooring. Double shower cubicle with sliding glass door and shower extension over. Toilet and Wash hand basin with built in vanity units under. Fully boarded walls. Heated towel rail.

Lounge 14'2" x 14'9" (4.32m x 4.50m)



Sash window to front. Sash window to side. Picture rail. Radiator. Log burner with feature surround. Carpeted.

Snug 11'10" x 13'10" (3.63m x 4.23m)



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

Cellar 13'10" x 14'8" (4.23m x 4.48m)



First Floor Landing 21'3" x 6'9" (6.50m x 2.08m)

UPVC window to front. Carpeted. Loft access.

Bedroom 1 12'7" x 15'1" (3.85m x 4.60m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 12'2" x 14'1" (3.71m x 4.31m)



UPVC window to front. Radiator. Carpeted. Built in storage cupboard.

Bedroom 3 8'5" x 15'1" (2.59m x 4.60m)



UPVC window to rear. Radiator. Carpeted. Built in storage cupboards.

Bathroom 7'1" x 14'0" (2.16m x 4.27m)



UPVC window to rear. Panelled bath with mixer tap over. Pedestal wash hand basin. Toilet. Wood effect flooring. Extractor fan.

Outside



Rear: Low maintenance garden with double gates leading to concrete area. Large shed. Slate chipped area. Large patio area wrapping around garden. Pathway leading to further patio areas. Hedgerows surrounding garden with holly bushes and trees.

Store

Brick built storage shed. Circular window to side.

Property Postcode

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

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: Gas central heating

Heating features: Wood/Multi Fuel Burner

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: On street parking

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: TBC

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

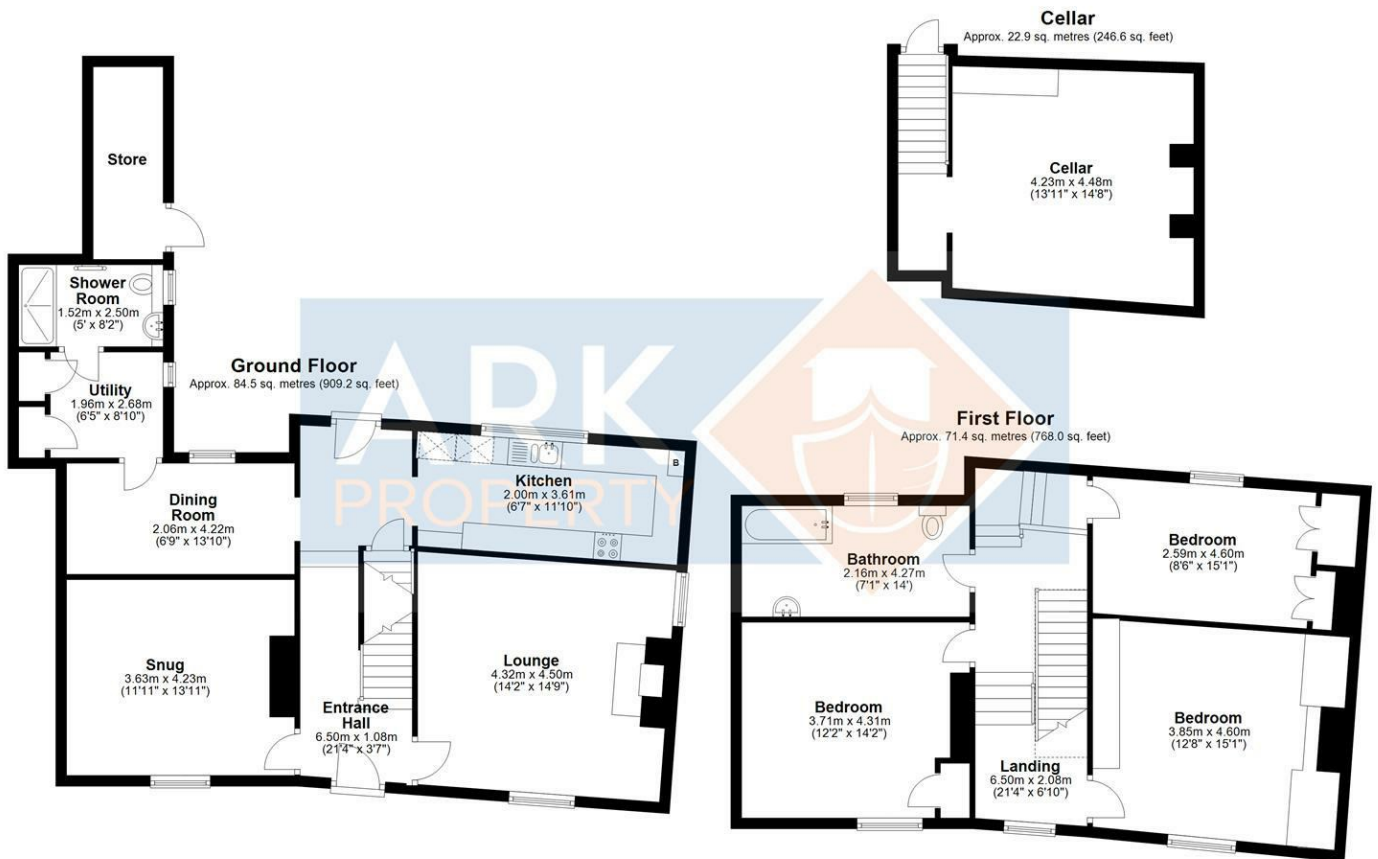
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

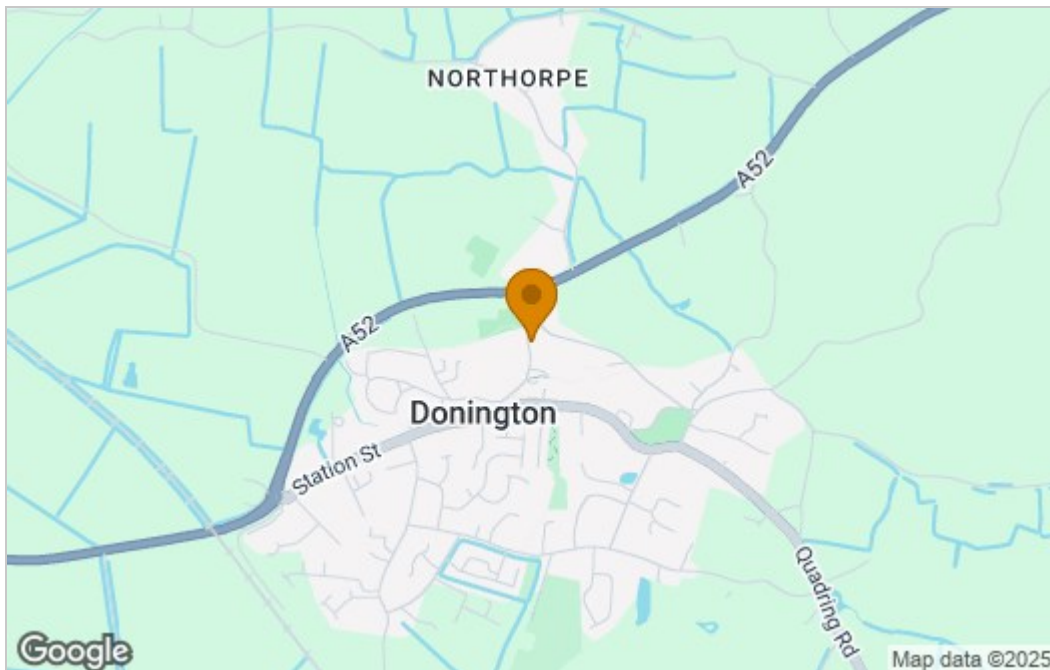
Floor Plan



Total area: approx. 178.7 sq. metres (1923.8 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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