

## 5 Orchard Close, Donington, PE11 4TY

**£260,000**

- Popular village setting
- Modern interior throughout
- Low maintenance rear garden
- Popular Allison design house
- Modern kitchen and shower room
- Well presented internally and externally
- Great flowing traditional layout
- Garage and driveway to front
- Three bedroom detached house
- Within easy access of local amenities and schools

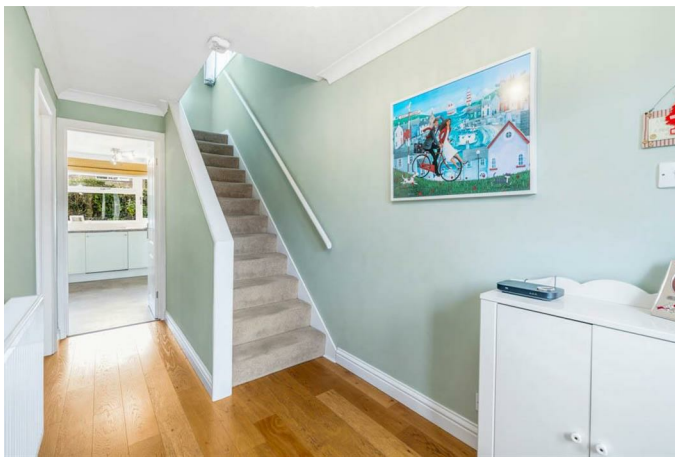


Everyone loves a traditional Allison property, and this one is no exception. Perfectly positioned in a popular area of the village, the home is within easy walking distance of local schools and amenities, making it ideal for families and couples alike.

The property enjoys excellent frontage and a low maintenance rear garden, offering both curb appeal and practicality. Inside, the home is beautifully presented throughout, with a well-thought-out layout that flows effortlessly from room to room.

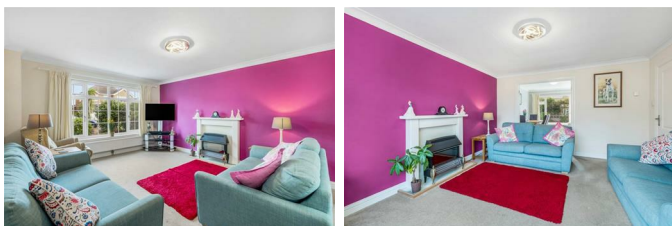
If you're looking for a home you can move straight into, this could be the perfect match, book your viewing today!

### **Entrance Hall 13'6" x 5'10" (4.12m x 1.80m)**



UPVC door to front with glazed side panels. Radiator. Stairs to first floor landing. Wood effect flooring.

### **Lounge 14'11" x 12'3" (4.57m x 3.75m)**



UPVC window to front. Radiator. Feature fireplace with surround. Carpeted.

### **Dining Room 11'9" x 9'8" (3.59m x 2.95m)**



UPVC window to rear. Radiator. Wood effect flooring.

### **Kitchen 11'9" x 8'6" (3.59m x 2.60m)**



UPVC window to rear. Fitted with a range of matching base and eye level units with matching work surfaces over. Built in gas hob with extractor hood over and oven under. Integrated fridge/freezer. Radiator. Tiled flooring. Pantry cupboard with door leading to garage.

### **Utility Room 5'10" x 7'5" (1.79m x 2.28m)**



UPVC window to rear and door to side. Space and plumbing for washing machine. Tiled floor. Radiator.

### Cloakroom



UPVC window to side. Partially tiled walls. Tiled flooring. Toilet. Wash hand basin.

### First Floor Landing 9'3" x 7'4" (2.83m x 2.25m)



UPVC window to side. Radiator. Carpeted. Loft access.

### Bedroom 1 14'2" x 10'11" (4.33m x 3.35m)



UPVC window to front. Radiator. Carpeted.

### Bedroom 2 12'7" x 10'11" (3.86m x 3.34m)



UPVC window to rear. Radiator. Carpeted. Airing cupboard housing boiler.

### Bedroom 3 9'0" x 7'4" (2.76m x 2.25m)



UPVC window to front. Radiator. Carpeted.



**Bathroom 6'7" x 7'4" (2.03m x 2.25m)**

UPVC window to rear. Large shower enclosure with rainfall head and separate shower attachment. Concealed cistern toilet with wash hand basin set in vanity unit. Vinyl flooring. Tiled walls.

**Outside**

The front of the property has a driveway leading to the single garage and pathway to front door. Side gate leading to the rear garden. The rear garden is enclosed by timber fencing. Patio seating area. Lawn area.

**Garage 16'5" x 7'5" (5.02m x 2.28m)**

Up and over vehicular door to front. Power and light connected.

**Property Postcode**

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

**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: Octopus Energy

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 Single 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: D65

**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

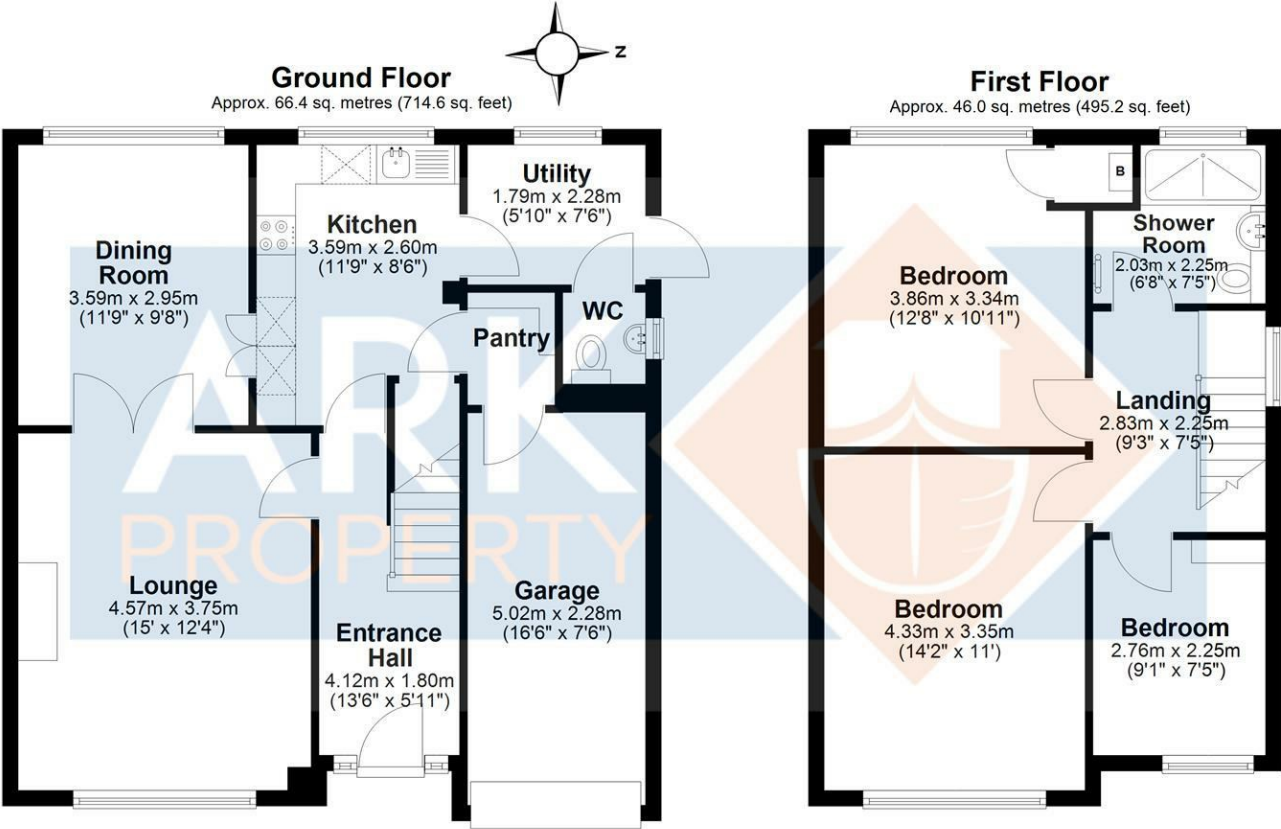
We can also offer full Financial and Solicitor services.

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

Floor Plan



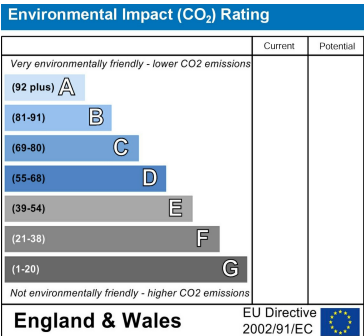
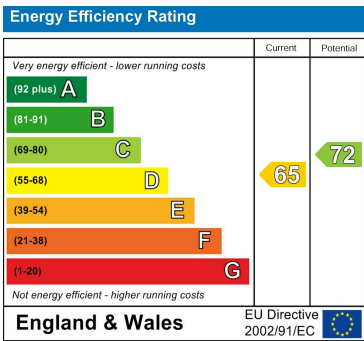
Total area: approx. 112.4 sq. metres (1209.8 sq. feet)

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



Energy Efficiency Graph



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](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

