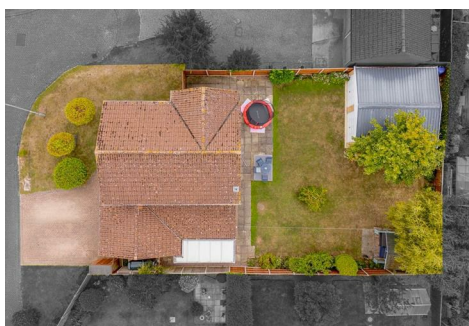




7 Herons Walk, Donington, PE11 4YD

£290,000

- Single and double garage
- Popular location of Donington
- Great flowing layout
- Well proportioned bedrooms
- Ample off road parking to front
- Spacious rooms
- Modern bathroom
- Well presented throughout

Spacious Three-Bedroom Detached Home with Double and Single Garage

Situated in a popular and well-connected part of Donington, this beautifully presented three bedroom detached home was built by renowned local developer Allison Homes. Designed with space and comfort in mind, it offers a welcoming layout with bright, well-proportioned rooms and tasteful décor throughout.

The ground floor provides generous living areas, ideal for both family life and entertaining. Upstairs, you'll find three comfortable bedrooms and bathroom, giving the home a practical yet inviting feel.

Externally, this property stands out for its excellent parking and storage options. To the front, there is a standard single garage, while the rear offers a larger double garage – perfect for additional parking, a workshop, or conversion potential (subject to permissions). The outdoor space is tidy and low maintenance, with plenty of scope to make it your own.

This is a home with real flexibility and potential – come and see for yourself.

Entrance Hall 14'7" x 6'11" (4.46m x 2.11m)



UPVC door to front. Stairs to the first floor landing. Radiator. Carpeted. Door leading to:

Cloakroom



UPVC window to front. Wash basin. Toilet. Radiator. Vinyl flooring.

Lounge 14'7" x 11'11" (4.46m x 3.65m)



UPVC bay window to front and window to side. Radiator. Carpeted.

Dining Room 12'2" x 12'2" (3.71m x 3.72m)



UPVC window to side and French doors to rear. Radiator. Wood effect flooring.

Kitchen 12'2" x 9'2" (3.71m x 2.80m)



UPVC window to rear. Matching range of base and eye level units with roll edge worksurfaces and tiled splashbacks over. Stainless steel sink drainer with mixer taps over. Free standing oven with extractor hood over. Space and plumbing for slim line dishwasher. Radiator. Vinyl flooring. Space for tall fridge/freezer. Understairs storage cupboard with shelving.

Breakfast Room 14'0" x 8'7" (4.28m x 2.63m)



UPVC window to rear. Radiator. Carpeted. Door to conservatory.

Conservatory/Utility Room 13'2" x 5'10" (4.03m x 1.80m)



Brick and UPVC construction. Windows to side and rear. Door to side. Space and plumbing for washing machine. Space for tumble dryer. Work top over. Eye level unit. Vinyl flooring.

First Floor Landing 14'8" x 7'8" (4.49m x 2.34m)



UPVC window to side. Loft access. Airing cupboard housing hot water cylinder and shelving. Carpeted.

Bedroom 1 12'2" (into cupboard) x 13'10"
(3.71m (into cupboard) x 4.24m)



UPVC window to side. Radiator. Full length fitted wardrobes.

Bedroom 2 14'10" x 11'4" (4.53m x 3.46m)



UPVC windows to front and side. Radiator. Carpeted.

Bedroom 3 9'6" x 7'7" (2.91m x 2.33m)



UPVC window to front. Radiator. Carpeted.

Bathroom 5'6" x 7'7" (1.70m x 2.32m)



UPVC window to rear. Panelled bath with shower over. Corner shower cubicle with shower unit. Pedestal wash basin set in vanity unit. Toilet. Wall mounted heated towel rail. Partially tiled walls. Vinyl flooring.

Outside



The front of the property has a block paved driveway providing off road parking leading to the garage. Lawn area. Gated access to the rear garden.

The rear garden is enclosed by timber fencing and hedging. Lawn area with flower borders. Patio area. Summerhouse.

Garage 16'7" x 12'9" (5.06m x 3.89m)

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

Double Garage 20'3" x 19'5" (6.18m x 5.93m)



Located in the garden. Twin up and over vehicular doors.

Property Postcode

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

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Vendor advised the boiler has recently been replaced and oil tank (last year).

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: Oil 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 Variable 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 - 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: D60

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

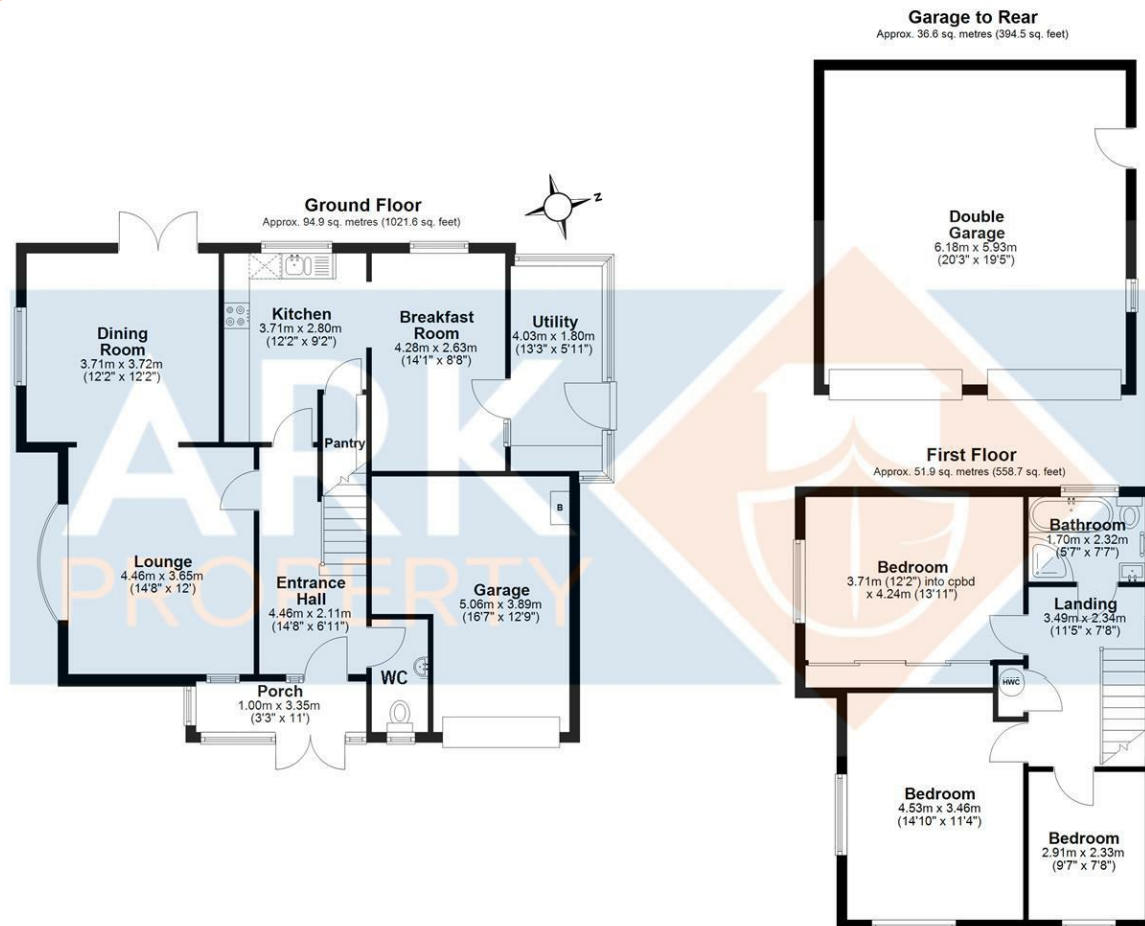
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

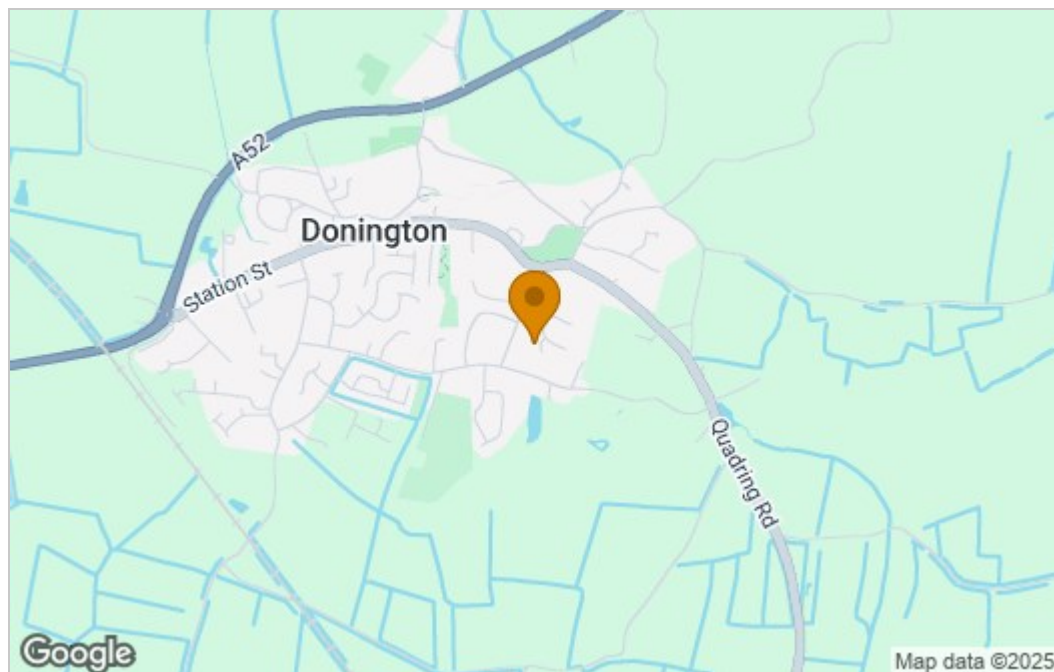
Disclaimer

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.

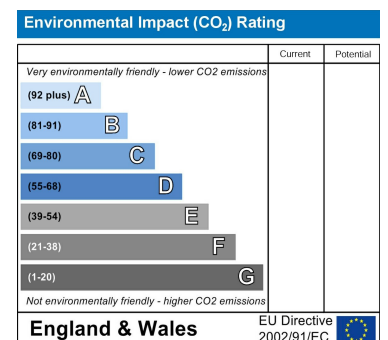
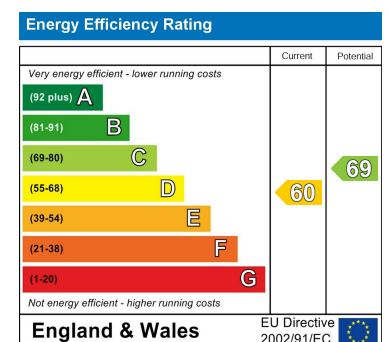
Floor Plan



Area Map



Energy Efficiency Graph



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