



26 Chestnut Avenue, Donington, PE11 4XH

£220,000

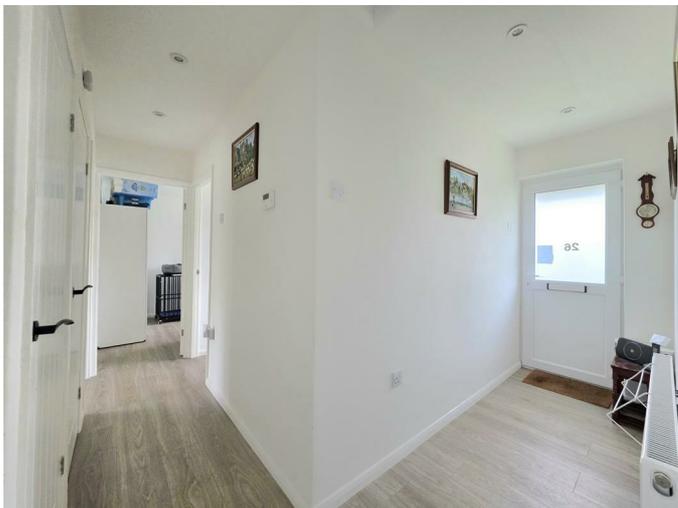
- Three-bedroom detached bungalow in a quiet cul-de-sac on Chestnut Avenue, Donington
- Well-presented and in good order throughout
- Modern fitted kitchen with contemporary finishes
- Refurbished bathroom with stylish fittings
- Neatly maintained gardens offering low-maintenance outdoor space
- Detached single garage with additional driveway parking

A well-presented three-bedroom detached bungalow tucked away in a desirable cul-de-sac on Chestnut Avenue, Donington.

This attractive home offers spacious and well-maintained accommodation throughout, featuring a modern fitted kitchen, a contemporary bathroom, and light, airy living spaces. Externally, the property enjoys a neatly kept garden and the added benefit of a detached single garage with driveway parking.

Perfect for buyers seeking a move-in-ready bungalow in a quiet yet convenient location close to village amenities. Early viewing is highly recommended.

Entrance Hall 13'9" x 12'2" (4.21m x 3.71m)



Built in storage cupboard. Built in airing cupboard with gas central heating boiler.

Lounge Diner 16'6" x 22'1" (max) | shaped room (5.03m x 6.74m (max) | shaped room)



PVC double glazed window to front. Coving to skimmed ceiling. Two radiators. Sliding patio doors to rear. Door opening to kitchen.



Kitchen 8'8" x 11'8" (2.65m x 3.58m)



PVC double glazed window to rear. Coving to skimmed ceiling. Recessed spot lighting. Fitted base and eye level units with roll edge work surface and tiled splash back. Four ring electric hob with

extractor fan over. Electric oven and grill under. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. Door to side.

Bedroom 1 10'9" x 12'7" (3.30m x 3.84m)



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.

Bedroom 2 8'9" x 11'5" (2.68m x 3.50m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

Bedroom 3 8'3" x 7'10" (2.54m x 2.4m)



PVC double glazed window to front. Skimmed ceiling. Radiator.

Bathroom 8'6" x 8'10" (2.60m x 2.70m)



PVC double glazed windows to rear. Skimmed ceiling. Recessed spot lighting. Radiator. Fitted with a four piece suite comprising panelled bath with chrome mixer tap. Oversize walk in shower cubicle with glass folding door and thermostatic bar shower. Close coupled toilet with push button flush. Ceramic wash hand basin set in vanity unit with built in storage. Extractor fan.

Outside



The property can be found in a cul de sac location. The front of the property has a lawn area. Gravel driveway. Parking in front of the single garage. Side gated access to the rear garden. The rear garden is enclosed by timber fencing. Laid to lawn.



Garage

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.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge:

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Heating features:

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: None known

Restrictions: No pigs or poultry to be kept at

property

Public right of way: None

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:

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations:

Coalfield or mining area: No

Energy Performance rating: C69

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.

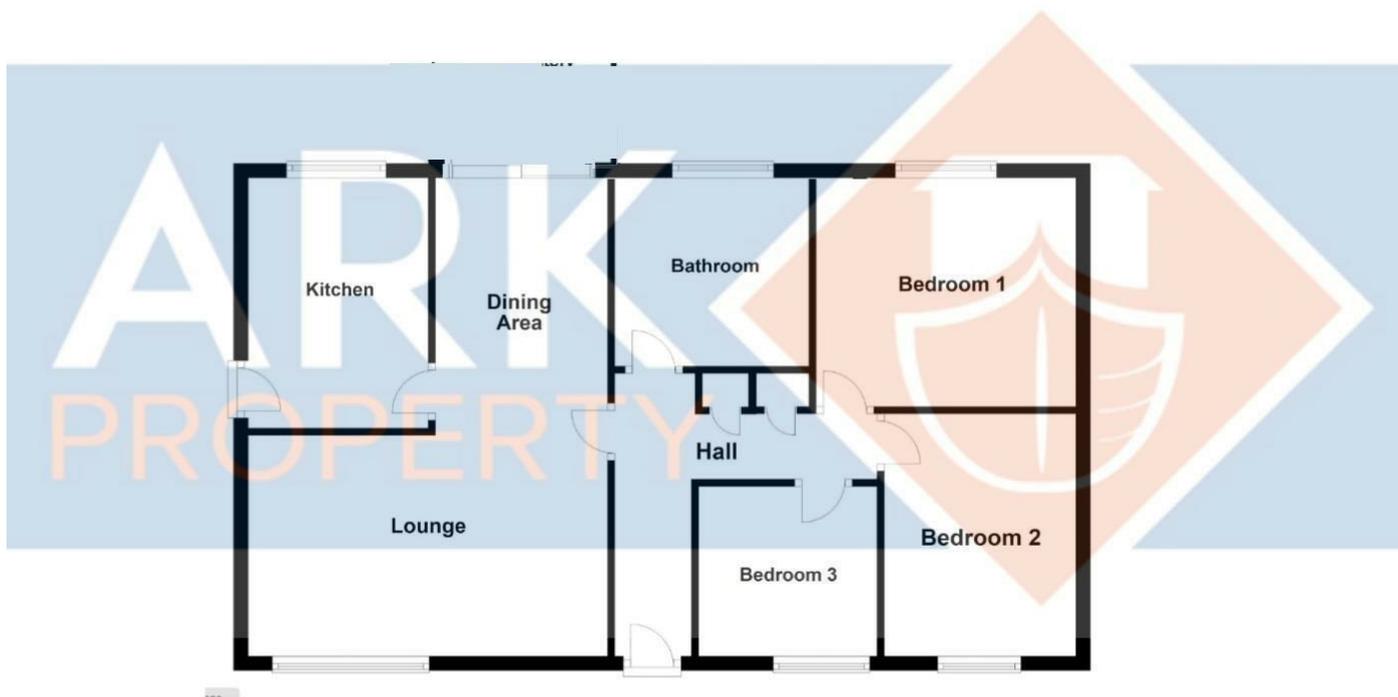
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

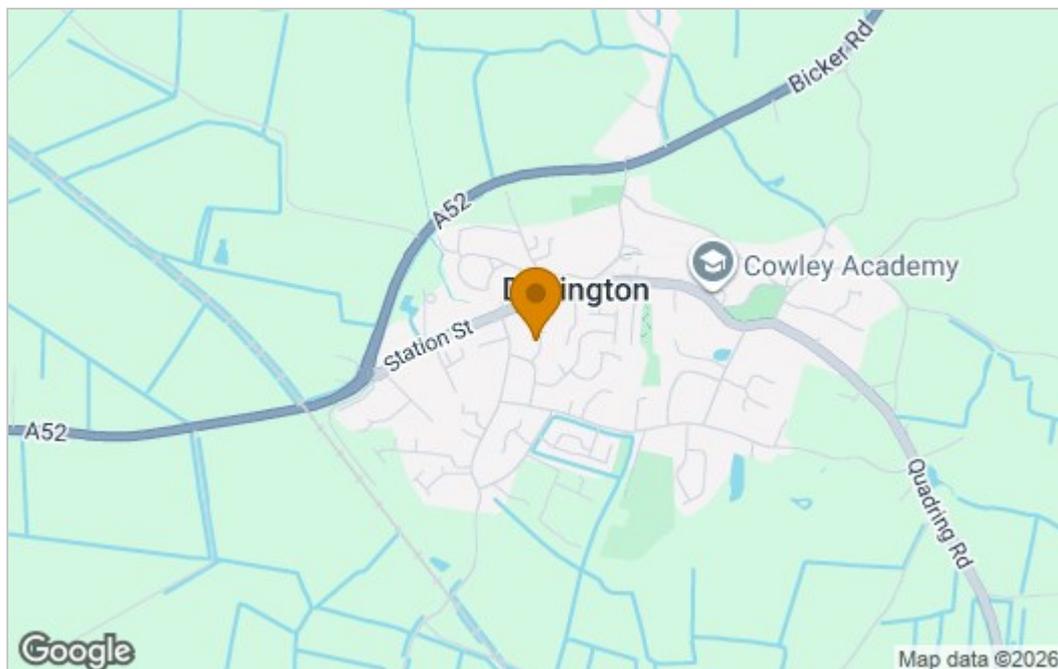
Disclaimer

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



Area Map



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Energy Efficiency Graph

