



15b Towndam Lane, Donington, PE11 4TP

£475,000

- Premium Location: Situated in the charming village of Donington with beautiful open field views.
- High-End Fixtures: Packed with luxury finishes.
- Elegant Flooring: Stylish and durable LVT flooring throughout the property.
- Smart Technology: Equipped with modern smart appliances for convenience and efficiency.
- Vaulted Dining Area: A stunning vaulted ceiling in the dining area creates a sense of space and light.
- Designer Kitchen: Contemporary kitchen with sleek, high-quality porcelain worktops.

- Tranquil Surroundings: Positioned to enjoy peaceful countryside living while still connected to amenities.
- Modern Sophistication: A design that blends elegance and practicality for discerning buyers.
- Move-In Ready: New build condition with every detail considered for premium living.
- Energy Efficient: Built to the latest standards, ensuring comfort and sustainability.

This exceptional new build bungalow offers a perfect blend of luxury and functionality, nestled in the charming village of Donington. Designed with meticulous attention to detail, the property boasts high-end fixtures and finishes throughout. Highlights include quality joinery, elegant LVT flooring with underfloor heating throughout, and state-of-the-art smart appliances.

The heart of the home is the stunning vaulted-ceiling dining area, seamlessly connected to a contemporary kitchen adorned with sleek porcelain worktops. Each element exudes quality, ensuring a truly premium living experience.

Positioned to take full advantage of its picturesque open field views, this executive bungalow combines modern sophistication with tranquil surroundings – an ideal choice for those seeking refined, countryside living.

Arrange a viewing today to fully appreciate the quality and setting of this remarkable property!

Entrance Hallway 16'2" x 5'8" (4.95m x 1.73m)



Composite entrance door. LVT flooring with under floor heating. Loft access. Built in airing cupboard with hot water cylinder.

Lounge 16'2" x 14'6" (4.95m x 4.43m)



PVCu double glazed windows to front and side. LVT flooring with underfloor heating.

Kitchen Dining Room



A stunning open plan living space with picture window and glazed doors giving panoramic views of the rear garden. Fitted with a premium kitchen comprising base, eye level and full height units with island and breakfast seating, all complimented with porcelain worktops. Twin Neff ovens with home connect with slide and hide door, wi-fi enabled. Inset composite sink with drain grooves. Pan drawers. Neff induction hob with rings and warming plate. Ceiling mounted remote control extractor fan. Full height integrated fridge. Undercounter freezer. Matching porcelain splashback to match countertop. Integrated dishwasher.

Kitchen 10'4" x 18'6" (3.16m x 5.65m)

Dining Area 13'8" x 12'11" (4.17m x 3.95m)

Utility Room 6'9" x 5'9" (2.06m x 1.76m)



Recessed spotlighting. Extractor fan. LVT flooring with under floor heating. Fitted base units with worktop space and matching splashbacks. Space and plumbing for washing machine and dishwasher. Plumbing is in situ if the buyer decides to add a sink at a later date. Space for washer. Space for dryer.

Bedroom 1 10'4" x 14'6" (3.16m x 4.42m)



PVCu double glazed window to rear. Room to be carpeted. Under floor heating.

Dressing Area 4'11" x 8'6" (1.50m x 2.61m)



PVCu double glazed window to side. Wall mounted electric consumer unit. Room to be carpeted. Under floor heating.

En-suite 10'4" x 4'7" (3.15m x 1.40m)



Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring with under floor heating. Wall mounted electric heated towel rail. Over sized walk in shower enclosure with glass screen. Thermostatic bar shower with rainfall head and hand held attachment. Wash hand basin with chrome mixer tap over set in vanity unit with built in storage. Close coupled toilet with push button flush.

Bedroom 2 10'11" x 12'11" (3.35m x 3.96m)



PVCu double glazed window to front. Room to be Carpeted. Under floor heating.

Bedroom 3 12'8" x 10'0" (3.88m x 3.07m)



PVCu double glazed window to front. Room to be carpeted. Under floor heating.

Office/Bedroom 4 12'8" x 6'5" (3.88m x 1.97m)



PVCu double glazed window to front. Room to be carpeted. Under floor heating.

Bathroom 10'4" x 6'4" (3.16m x 1.94m)



PVCu double glazed window to rear. Skimmed ceiling with recessed Spot lights. Extractor fan. LVT flooring with under floor heating. Four piece suite. Bath with chrome mixer taps over and hand held shower attachment. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage. Quadrant shower cubicle with glass sliding doors and thermostatic bar shower.

Outside

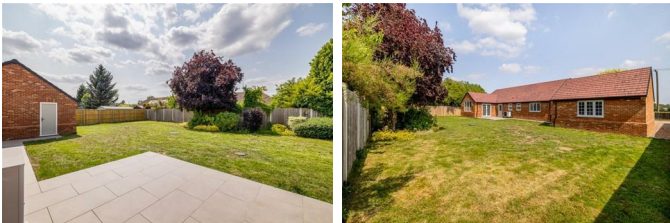
The bungalow sits toward the end of a long gravel drive and enjoys open space to front, side and rear. Ground will be rotavated and seeded.

To The Front



There is a large gravel driveway to the front of the bungalow providing off road parking for multiple vehicles and leading to the detached double garage. There are open field views to the front.

Rear Garden



The rear garden is generous in size and will be laid to lawn with timber fence boundaries. There is a large patio seating area to be laid along with outside lighting and cold water tap.

Property Postcode

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

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: TBC
Property construction: Block And Brick
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Mains

Sewerage: Private Treatment Plant
Heating: Air Source Heating
Broadband: As stated by Ofcom, Standard and Superfast 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 Double Garage
Building safety issues: None
Restrictions: None
Public right of way: None
Flood risk: Zone 3 - Environment Agency
Coastal erosion risk: None
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

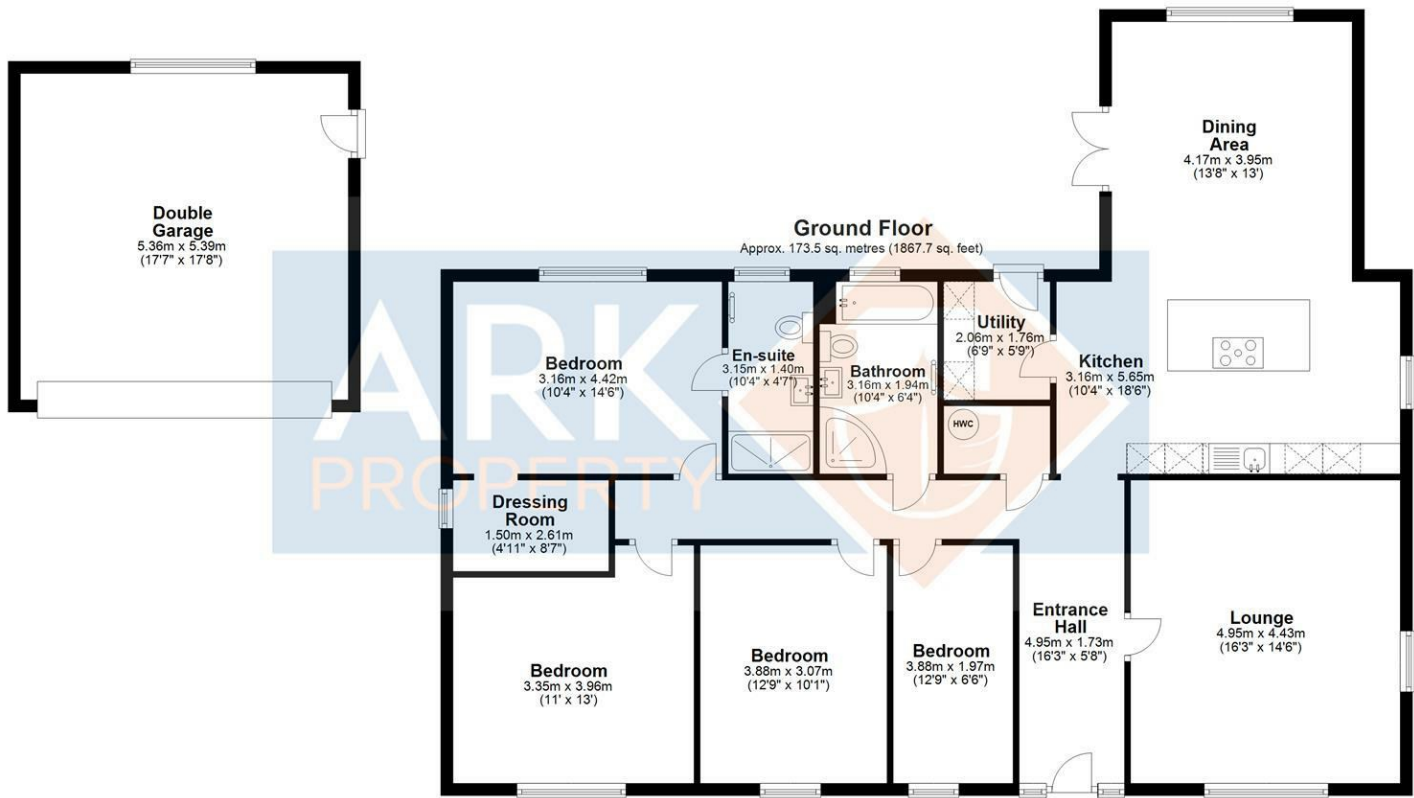
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

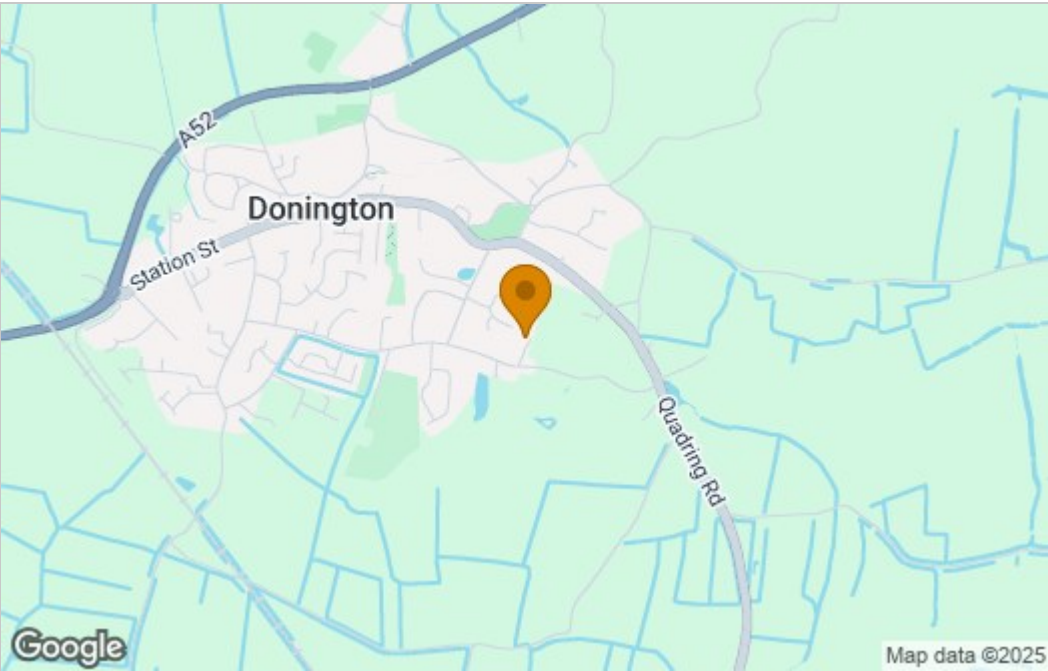
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Floor Plan



Total area: approx. 173.5 sq. metres (1867.7 sq. feet)

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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