



20 Kensington Close, Donington, PE11 4UN

Offers In Excess Of £203,500

- Overlooking green to front
- Driveway leading to garage
- Neutral decor throughout
- En-suite to main bedroom
- Landscaped low maintenance rear garden
- Perfect for first time buyers
- Easy access to schools and village centre
- Modern kitchen diner

Situated on the highly sought-after Ashwood estate in Donington, this beautifully maintained three-bedroom semi-detached home is ideal for families or first-time buyers.

Neutrally decorated throughout, the property offers a welcoming and versatile living space. The rear garden has been thoughtfully landscaped, providing the perfect outdoor retreat for relaxing or entertaining.

To the front, you'll find ample off-road parking leading to a single garage. The home also enjoys the added benefit of overlooking a green space, offering a pleasant open outlook.

Interested? Give us a call today to arrange a viewing!

Entrance Hall

Composite glazed door to front. Skimmed ceiling. Laminate flooring. Radiator.

Cloakroom



Skimmed ceiling. Extractor fan. Laminate flooring. Radiator. Toilet. Pedestal wash hand basin with mixer tap.

Lounge 16'6" x 16'0" (5.05m x 4.89m)



UPVC double glazed window to front. Skimmed ceiling. Radiator. Laminate flooring. Log effect electric fire. Understairs storage area. Staircase to first floor.

Kitchen/Diner 9'4" x 16'0" (2.87m x 4.89m)



UPVC double glazed window and French doors to the rear. Skimmed ceiling. Radiator. Laminate flooring. Fitted with a wide range of base and eye level units with work surfaces over. Stainless steel sink with mixer tap. Integrated Bosch stainless steel electric hob. Integrated Bosch induction hob with glass splashback and stainless steel canopy extractor hood over. Integrated dishwasher. Integrated fridge freezer. Plumbing and space for washing machine.

First Floor Landing 8'10" x 7'1" (2.70m x 2.17m)



Skimmed ceiling. Loft access. Radiator.

Bedroom 1 9'8" x 10'2" (2.95m x 3.10m)



UPVC double glazed window to rear. Skimmed ceiling. Radiator.

En-suite 6'11" x 5'6" (2.12m x 1.70m)



UPVC double glazed window to rear. Skimmed ceiling. Extractor fan. Laminate flooring. Stainless steel heated towel rail. Shaver point. Fitted with a three piece suite comprising Toilet. Pedestal wash hand basin with mixer tap. Fully tiled shower cubicle with fitted thermostatic shower over.

Bedroom 2 12'1" (into cupboard) x 8'7" (3.69m (into cupboard) x 2.62m)



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

Bedroom 3 7'4" x 7'1" (2.26m x 2.18m)



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

Bathroom 6'10" x 8'6" (2.09m x 2.61m)

UPVC double glazed window to side. Skimmed ceiling. Extractor fan. Laminate flooring. Stainless steel heated towel rail. Fitted with a three piece suite comprising toilet. Pedestal wash hand basin with mixer tap. Bath with mixer tap and shower attachment over. Glazed shower screen.

Outside

Front: There is off road parking with side access gate leading into garden.

Rear: Enclosed by timber fencing. Lawn area. Patio area. Cold water tap. Outside lighting.

Garage 18'2" x 9'1" (5.56m x 2.78m)

Up and over door. Power and lighting. Storage into eaves.

Property Postcode

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

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: B

Annual charge: £180.30 per year paid to Encore.

Property construction: Brick built

Electricity supply: British Gas

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 Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely 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: B84

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

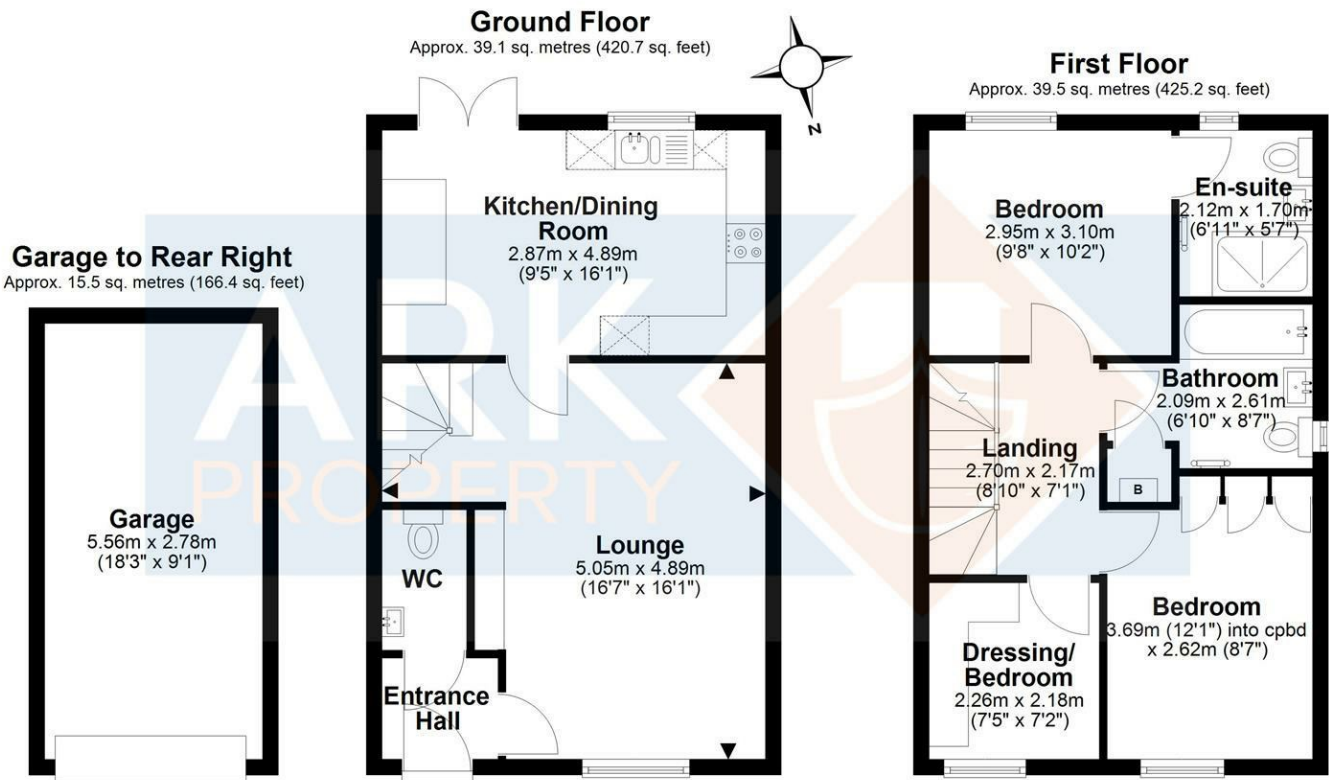
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

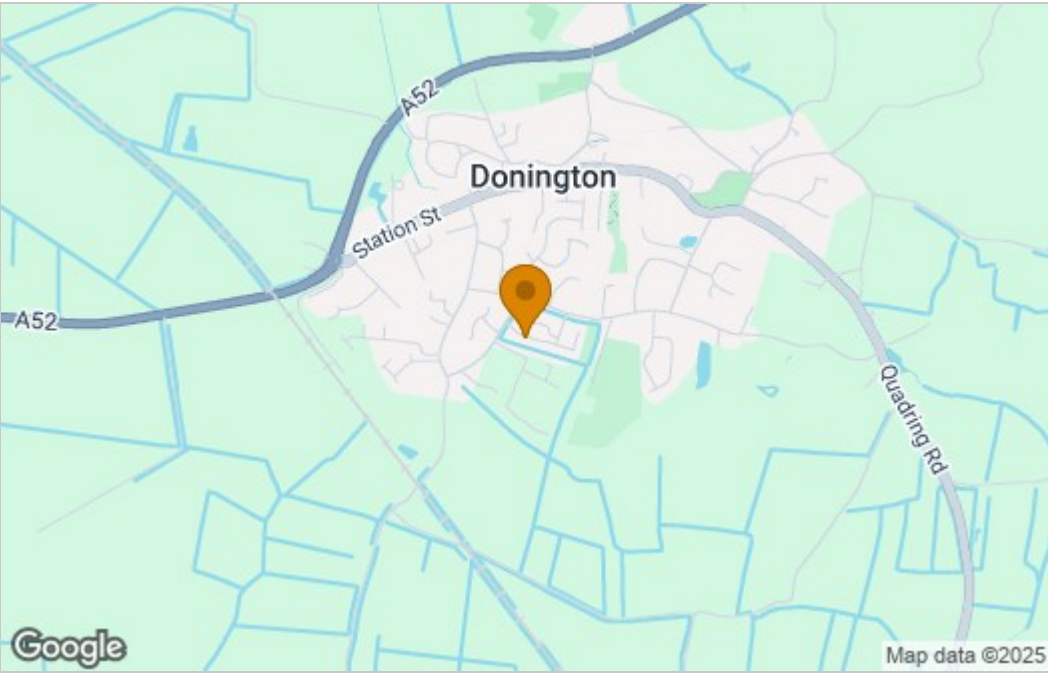
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Floor Plan

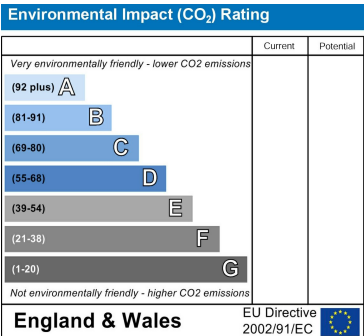
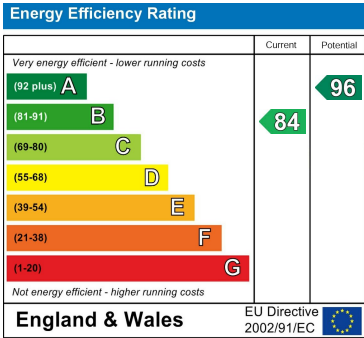


Total area: approx. 94.1 sq. metres (1012.4 sq. feet)

Area Map



Energy Efficiency Graph



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