



## **Plot 5 Bernhards Close, Donington, PE11 4TR**

**Offers In Excess Of £500,000**

Luxury Living with Field Views – A Cut Above the Rest

Welcome to this stunning home, set on an exclusive executive estate and built by renowned local developer Wilf Hammond. Spanning three impressive floors, this property has been thoughtfully designed with the growing family in mind.

From the moment you step inside, the attention to detail is unmistakable — with premium finishes throughout, this home effortlessly blends space, style, and sophistication. The craftsmanship is second to none, and the quality shines through in every corner.

With beautiful field views, a peaceful village setting, and a standout spec, this home truly outshines the competition. But don't just take our word for it — you have to see it to believe it

**Entrance Hall**



UPVC door to front with glazed side panel. Skimmed ceiling. Spot lights. Stairs to first floor landing.

**Lounge 13'1" x 15'10" (4.01m x 4.84m)**



UPVC window to front. Skimmed ceiling.

**Study 13'1" x 8'11" (4.01m x 2.73m)**



UPVC window to front. Built in storage cupboard. Skimmed ceiling.

**Kitchen 10'11" x 14'5" (3.35m x 4.40m)**



UPVC window to rear. Skimmed ceiling. Spot lights. Matching range of base and eye level units with work surface over. Sunken sink with drainer and mixer tap over. Neff built in eye level oven and grill. Electric induction hob with extractor fan over. Built in fridge freezer. Built in dishwasher.

**Open Plan Living Area 24'7" x 13'1" (7.50m x 4.01m)**



Bifold doors to rear. Opening to kitchen. Skimmed ceiling. Spot lights.

**Utility Room 6'0" x 10'11" (1.85m x 3.35m)**

UPVC door to rear. Skimmed ceiling. Spot lights. Matching range of base and eye level units with work surface over. Sunken sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for tumble dryer.

**Cloakroom 3'10" x 6'0" (1.18m x 1.85m)**

Skimmed ceiling. Spot lights. Toilet. Wash hand basin set in vanity unit. Tiled splash backs.

**First Floor Landing**

Skimmed ceiling. Spot lights. Radiator. Stairs to second floor landing.

**Bedroom 1 19'4" x 13'1" (5.90m x 4.01m)**

UPVC window to rear. Skimmed ceiling. Radiator.

**En-suite 8'10" x 6'7" (2.71m x 2.01m)**

UPVC window to side. Skimmed ceiling. Spot lights. Shower cubicle with shower attachment over. Toilet. Wash hand basin set in vanity unit. Tiled splash backs. Heated towel rail. Extractor fan. Vertical radiator. Illuminated mirror.

**Bedroom 2 13'10" x 13'1" (4.24m x 4.01m)**



UPVC window to front. Skimmed ceiling. Radiator.

**Bedroom 3 13'1" x 12'3" (4.01m x 3.74m)**



UPVC window to front. Skimmed ceiling. Radiator.

**Bedroom 4 9'8" x 11'7" (2.96m x 3.55m)**



UPVC window to rear. Skimmed ceiling. Radiator.

**Bathroom 7'8" x 11'1" (2.35m x 3.38m)**



UPVC window to rear. Skimmed ceiling. Spot lights. Bath. Shower cubicle with shower attachment over. Toilet. Wash hand basin set in vanity unit. Tiled splash backs. Heated towel rail. Extractor fan. Vertical radiator. Illuminated mirror.

**Second Floor Landing**



Velux window to rear. Skimmed ceiling. Radiator.

**Bedroom 5 14'7" x 13'1" (4.47m x 4.01m)**



Two Velux windows to rear. Skimmed ceiling. Radiator.

**Shower Room 9'4" x 7'6" (2.87m x 2.29m)**

Velux window to rear. Skimmed ceiling. Spot lights. Shower cubicle with shower attachment over. Toilet. Wash hand basin set in vanity unit. Tiled splash backs. Heated towel rail. Extractor fan. Vertical radiator. Illuminated mirror.

**Storage 13'1" x 6'9" (4.01m x 2.08m)**

Skimmed ceiling.

**Outside****Garage****Property Postcode**

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

**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

Annual charge: TBC

Property construction: Brick built

Electricity supply: Mains

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 - 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: 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**

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

**FRONT ELEVATION**      **SIDE ELEVATION**

**REAR ELEVATION**      **SIDE ELEVATION**

**SECOND FLOOR PLAN**

**GROUND FLOOR PLAN**

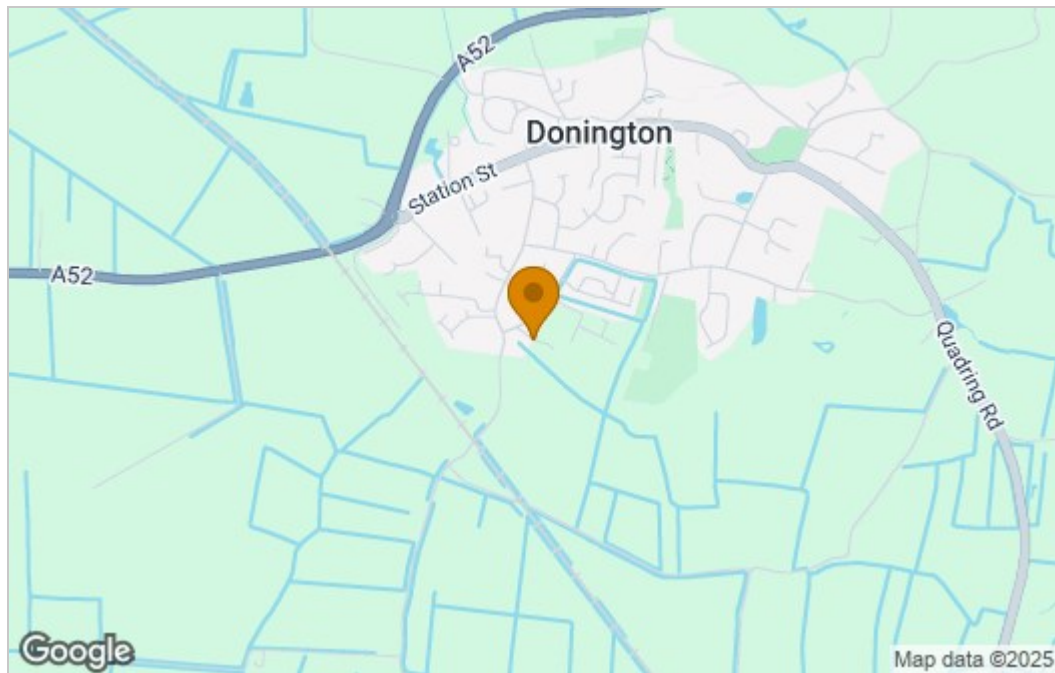
**FIRST FLOOR PLAN**

**MATERIALS SCHEDULE**

- WALLS: VAPOR BARRIER ADDED
- ROOF: SHINGLES
- DOORS & WINDOWS: UPVC - DARK GREY
- SKYLINE & DOWNPIPE: BRASS
- FLOOR: SOLID OAK

**G. R. MERCHANT LTD.**  
 1000 JARVIS ROAD  
 ARCHITECTURAL, STRUCTURAL  
 AND LAND DRAINAGE  
 CONSULTANTS  
 1000 Jarvis Road  
 125 Park Road, Donington,  
 Leicestershire, LE11 4TR  
 Tel: 01755 888888  
 Fax: 01755 888888  
 Email: g.r.merchant@grm.co.uk

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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