



## 13 Orchard Close, Donington, PE11 4TY

**£315,000**

- Four double bedrooms offering comfortable family accommodation
- Spacious ground floor with lounge, dining room, kitchen, utility and WC
- Wetroom to the first floor for practical everyday use
- Wraparound gardens providing outdoor space on all sides
- Double garage for secure parking or additional storage
- Quiet Donington location with potential to personalise and improve



## Four-Bedroom Detached Home in Donington.

Located in the heart of Donington, this four-bedroom detached house offers well-proportioned accommodation ideal for family living. The ground floor features an entrance hall, lounge, separate dining room, kitchen, utility room and WC. Upstairs, there are four double bedrooms and a practical wetroom.

Outside, the property benefits from wraparound gardens providing outdoor space to enjoy, along with a double garage offering additional storage or parking.

A solid home with plenty of potential, ready for its next chapter.

### Entrance Hall 10'4" x 6'4" (3.16m x 1.95m)



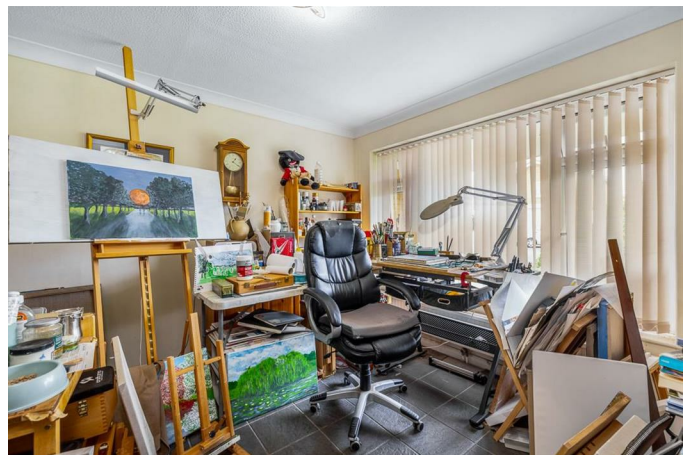
### Lounge 20'10" x 11'10" (6.37m x 3.62m)



PVC double glazed windows to front and rear. Coving to ceiling. Two radiators.



### Dining Room 10'4" x 10'3" (3.16m x 3.14m)



PVC double glazed window to front. Coving to ceiling. Tiled flooring. Radiator.

### Kitchen 10'1" x 17'1" (3.08m x 5.21m)



PVC double glazed window to rear. Tiled flooring. Radiator. Built in under stairs storage cupboard.



Walk in pantry with built in larder cupboards. Fitted with a matching range of base and eye level units with worktop space and tiled splash back. Integrated fridge and freezer. Integrated eye level oven and grill. Integrated dishwasher. Four ring electric hob with extractor hood and splash back. Door opening to rear lobby.



### **Rear Lobby 3'10" x 9'3" (1.19m x 2.84m)**



PVC double glazed window and door to rear. Radiator. Door to utility room and cloakroom.

### **Cloakroom 3'9" x 5'10" (1.16m x 1.79m)**



PVC double glazed window to side. Tiled flooring.

Chrome wall mounted heated towel rail. Full height wall tiling. Close couple toilet with push button flush. Wash hand basin set in vanity unit with built in storage.

### **Utility Room 6'6" x 11'4" (2.00m x 3.46m)**



PVC double glazed window to side. Tiled flooring. Radiator. Fitted base unit with stainless steel sink and drainer. Space and plumbing for washing machine. Door to double garage.

### **First Floor Landing 15'0" x 6'0" (4.59m x 1.83m)**

PVC double glazed window to front. Doors to bedrooms and wet room.

### **Bedroom 1 10'3" x 12'0" (3.13m x 3.66m)**



PVC double glazed window to rear. Radiator.

**Bedroom 2 10'3" x 12'0" (3.13m x 3.66m)**



PVC double glazed window to front. Laminate flooring. Radiator.

**Bedroom 3 11'2" x 10'9" (3.42m x 3.29m)**



PVC double glazed window to front. Radiator.

**Bedroom 4 9'4" x 10'8" (2.86m x 3.26m)**



PVC double glazed window to rear. Radiator. Airing cupboard with slatted shelving and hot water cylinder.

**Wet Room 5'5" x 6'11" (1.66m x 2.12m)**



PVC double glazed window to rear. Radiator. Fully tiled wet room with level wet room floor. Fitted close coupled toilet. Wash hand basin. Extractor fan. Wall mounted electric heater. Electric shower.



## Outside



To the front of the property there is a block paved driveway leading to the double garage and providing off road parking. There is a lawn area with borders. Side access gate leading to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn with block paved patio seating area. There are well stocked borders of plants and shrubs. Timber storage shed. Further paved seating area. Small pond with water feature.



## Double Garage 16'8" x 16'3" (5.09m x 4.96m)



Twin up and over doors to front. Power and light connected. Wall mounted electric consumer unit.



## Property Postcode

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

## 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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

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 Variable 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 Double 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: D65

### **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**

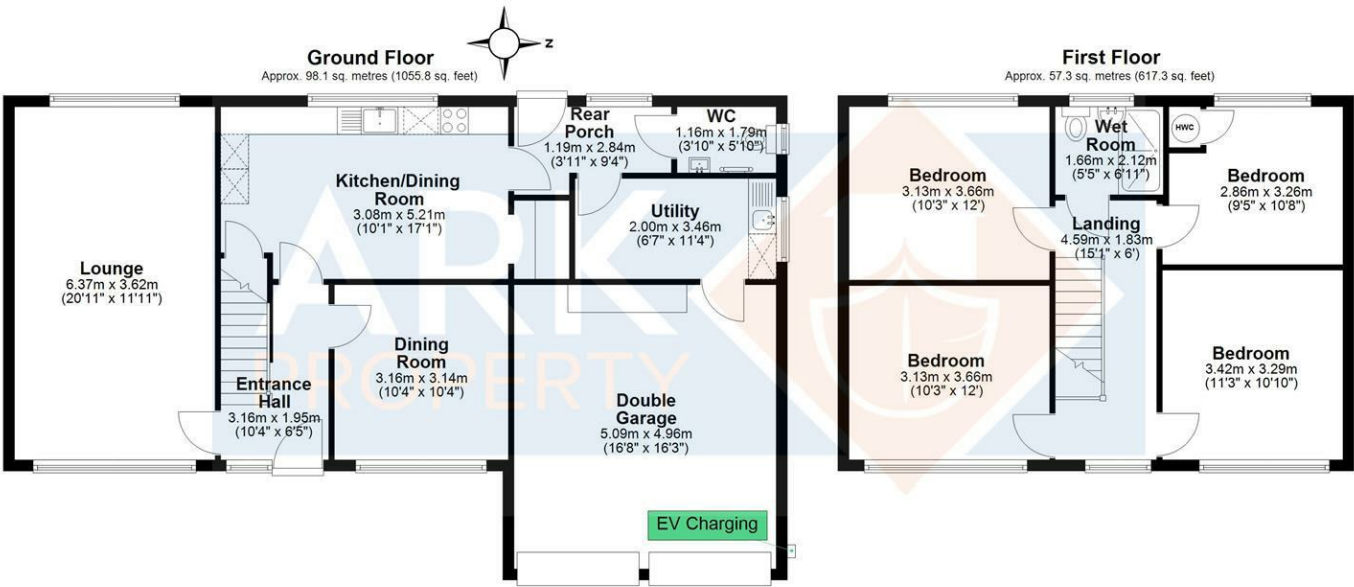
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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 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



Total area: approx. 155.4 sq. metres (1673.1 sq. feet)  
Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

