



Barnes Road, Donington Spalding PE11 4UW

welcome to

Barnes Road, Donington Spalding

William H Brown are delighted to present this THREE BEDROOM semi-detached house in popular village location with OFF ROAD PARKING and LARGE REAR GARDEN.



Entrance Hall

Having carpeted flooring.

Lounge

16' 9" x 12' 4" (5.11m x 3.76m)

Comprising of carpeted flooring. Electric fire.

Kitchen

13' 3" x 9' 3" (4.04m x 2.82m)

Having wall and base units. One and a half bowl sink.

Laminate flooring. Extractor. Downstairs cupboard.

Landing

Having carpeted flooring. loft access being partially boarded.

Bedroom One

16' 8" x 9' 4" (5.08m x 2.84m)

Bedroom Two

12' 4" x 8' 10" (3.76m x 2.69m)

Having carpeted flooring.

Bedroom Three

9' 4" x 7' 6" (2.84m x 2.29m)

Comprising of carpeted flooring. Built-in cupboard.

Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

Having spotlights. Bath with shower over. Shaving point. Extractor. Heated towel rail. Wood lino flooring.

Exterior

Front: Gravelled drive. Parking for approximately two cars.

Rear: Having a coal store. Patio area. Lawn.

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Barnes Road, Donington Spalding

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- POPULAR VILLAGE LOCATION
- BIG REAR GARDEN
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113414 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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