



Badgate Road, Donington SPALDING PE11 4SA

welcome to

Badgate Road, Donington SPALDING

Two double bedroom detached bungalow of non-standard construction, SEMI RURAL LOCATION & LARGE PLOT. Lounge, kitchen & UTILITY AREA. Family shower room with separate WC. Ample off road parking, SINGLE GARAGE & fully enclosed garden with large lawn, PATIO AREA & summerhouse



Entrance Hall

Having loft access with a pull down ladder. Built-in cloak cupboard. Built-in airing cupboard housing the hot water tank.

W/C

4' 8" x 3' 2" (1.42m x 0.97m)
Comprising of a W/C.

Lounge

10' 5" x 18' 8" (3.17m x 5.69m)
Having a brick fireplace with a gas fire. Laminate flooring.

Kitchen/ Diner

10' 5" x 13' 2" (3.17m x 4.01m)
Comprising of wall and base units. Single bowl sink. Integrated electric oven, four ring induction hob, extractor fan, fridge and washing machine.

Utility Room

5' 5" x 10' 3" (1.65m x 3.12m)
Having fitted work surfaces. Space for a fridge. door leading to driveway and garden.

Bedroom One

10' 5" x 11' 11" (3.17m x 3.63m)
Comprising of two built-in double wardrobes.

Bedroom Two

10' 4" x 11' 11" (3.15m x 3.63m)

Shower Room

7' 8" x 4' 10" (2.34m x 1.47m)
Having a inset sink. Shower cubicle with electric shower. Tiled walls. Fitted cupboards.

Exterior

Front: Having a driveway for approximately 3/4 cars. Small lawn with flowers and shrub borders. Side gate leading to rear.

Rear: Being enclosed by fencing. Large lawn with shrubs and plant borders. Patio area. Timber shed. Timber store.

Garage

18' 3" x 8' 10" (5.56m x 2.69m)
Having a up and over door. Lighting. Sliding door leading to the garden. Power.

Agents Note

The title is pending registration at Land Registry. Your legal representative can advise of the time scales involved.

Agents Note

The property is non standard construction.

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

Badgate Road, Donington SPALDING

- TWO DOUBLE BEDROOM DETACHED BUNGALOW OF NON-STANDARD CONSTRUCTION
- LOUNGE, KITCHEN & UTILITY AREA
- FAMILY SHOWER ROOM WITH SEPARATE WC
- AMPLE OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN WITH SUMMERHOUSE & TIMBER SHED/STORE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113262 - 0006

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.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk