



Hartfil Street, Donington Spalding PE11 4FN

welcome to

Hartfil Street, Donington Spalding

This modern family home is situated in the village of Donnington offering local amenities and good road links to larger towns. With good sized accommodation offering space for family living. Call the team and book your viewing on this lovely house.



Entrance Hall

having laminate flooring.

Lounge

18' 4" x 10' 8" (5.59m x 3.25m)

having french doors leading to the rear and window to front. Two radiators, carpet flooring.

Kitchen/Diner

18' 4" x 10' 7" (5.59m x 3.23m)

having range of units at wall and base level, worktops with inset ceramic sink. Built-in oven, hob and extractor over. Integrated dishwasher and fridge/freezer. Island, USB sockets, spot lights, radiator and laminate flooring. Window to front.

Utility Room

6' 4" x 5' 11" (1.93m x 1.80m)

having worktops with inset stainless steel sink, space and plumbing for washing machine. Radiator and door to rear.

Cloakroom

having low level WC and wash hand basin.

Landing

having cupboard housing the boiler and solar infector. Window, loft access and carpeted flooring.

Bedroom One

9' 1" x 11' 8" (2.77m x 3.56m)

having built-in wardrobe, window to front, USB sockets, radiator and carpet flooring.

En-Suite

6' 6" x 5' 7" (1.98m x 1.70m)

having shower cubicle, low level WC and wash hand basin. Shaving point, extractor and storage cupboard. Laminate flooring, window to front.

Bedroom Two

10' 10" x 10' 9" (3.30m x 3.28m)

having window to front, radiator and carpet flooring.

Bedroom Three

9' 1" x 8' 6" (2.77m x 2.59m)

having window to rear, radiator and carpet flooring.

Bathroom

7' 4" x 7' (2.24m x 2.13m)

having bath with shower over, low level WC and wash hand basin. Heated towel rail, shaver point and extractor. Laminate flooring and window to rear.

Outside

the enclosed rear garden is laid to turf.

Garage

18' 6" x 9' 6" (5.64m x 2.90m)

Garage with driveway for 2 cars

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

Hartfil Street, Donington Spalding

- DETACHED FAMILY HOME IN A VILLAGE LOCATION
- THREE BEDROOMS WITH EN-SUITE TO MASTER
- LOUNGE WITH FRENCH DOORS TO THE REAR GARDEN
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM & CLOAKROOM

Tenure: Freehold EPC Rating: A

Council Tax Band: C

£265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113247 - 0004

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.

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