

## **Plot 1 Bernhards Close, Donington, PE11 4TR**

**Offers In The Region Of £545,000**

- Small development of 6 properties
- Five bedrooms over three floors
- High spec finish
- Open plan living
- Executive estate
- Desirable village setting
- Field views
- Brand new build
- Three bathrooms
- Stunning properties

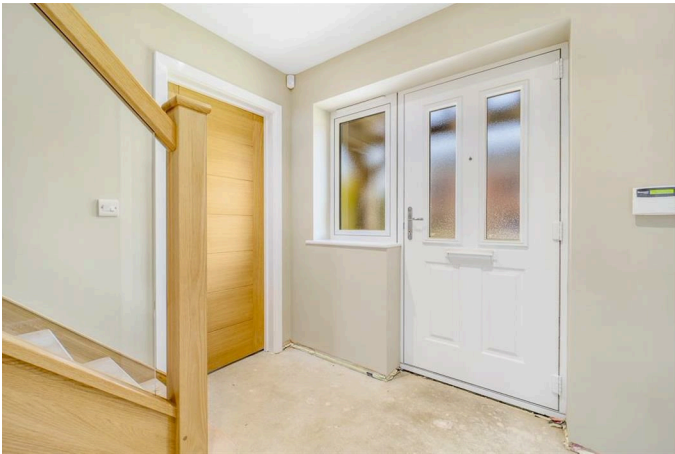
### Luxury Living with Field Views – A Cut Above the Rest

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 12'7" x 7'6" (3.86m x 2.30m)



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

### Lounge 15'7" x 12'10" (4.77m x 3.93m)



UPVC window to front. Skimmed ceiling.

### Study 8'9" x 12'11" (2.68m x 3.95m)



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

**Open Plan Living Area 24'4" x 12'10" (7.42m x 3.93m)**



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

**Kitchen 10'10" x 14'5" (3.31m x 4.40m)**



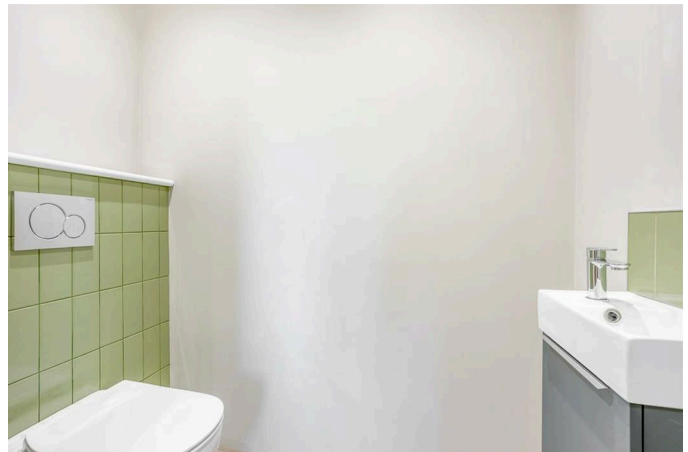
UPVC window to rear. Skimmed ceiling. Spot lights. Matching range of base and eye level units with work surface over. Sunken sink with drainer and mixer tap over. Neff built in eye level oven and grill. Electric induction hob with extractor fan over. Built in fridge freezer. Built in dishwasher.

**Utility Room 10'9" x 5'10" (3.28m x 1.80m)**



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 3'4" x 5'10" (1.04m x 1.78m)**



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

**First Floor Landing 16'1" x 7'6" (4.92m x 2.30m)**



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

**Bedroom 1 18'9" x 12'10" (5.72m x 3.93m)**



Sliding doors leading to balcony. Skimmed ceiling. Radiator.

**En-suite 6'9" x 9'0" (2.06m x 2.75m)**



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 13'8" x 12'10" (4.19m x 3.93m)**



UPVC window to front. Skimmed ceiling. Radiator.

**Bedroom 3 12'1" x 13'1" (3.70m x 3.99m)**



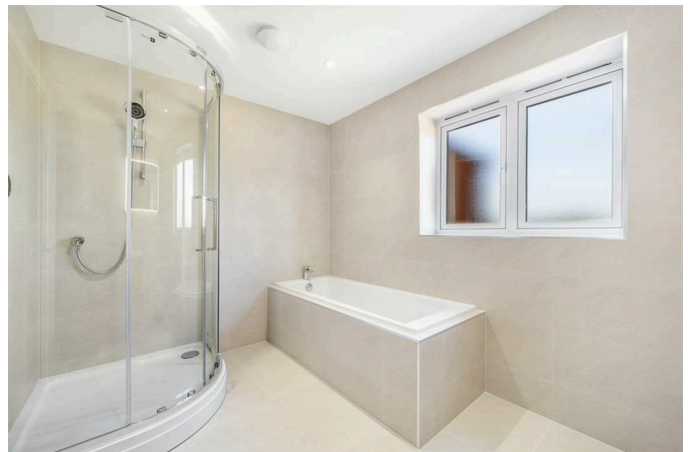
UPVC window to front. Skimmed ceiling. Radiator.

**Bedroom 4 11'6" x 9'6" (3.51m x 2.91m)**



UPVC window to rear. Skimmed ceiling. Radiator.

**Bathroom 7'5" x 10'11" (2.28m x 3.35m)**



UPVC window to rear. Skimmed ceiling. Spot lights. Bath. Shower cubicle with shower attachment over.

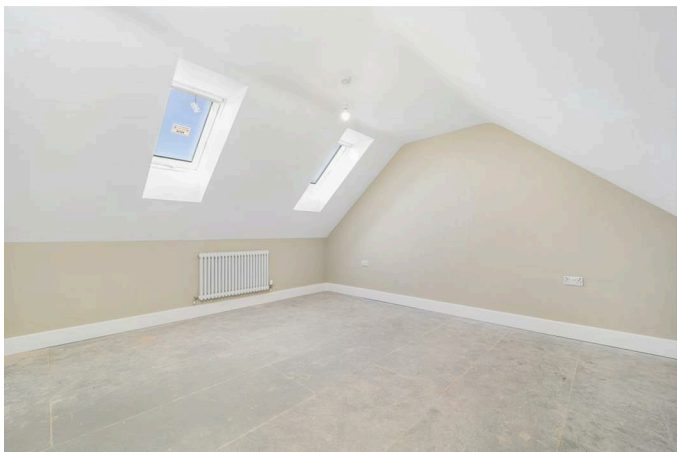
Toilet. Wash hand basin set in vanity unit. Tiled splash backs. Heated towel rail. Extractor fan. Vertical radiator. Illuminated mirror.

**Second Floor Landing 7'8" x 11'2" (2.34m x 3.42m)**



Velux window to rear. Skimmed ceiling. Spot lights. Radiator.

**Bedroom 5 14'7" x 13'0" (4.46m x 3.98m)**



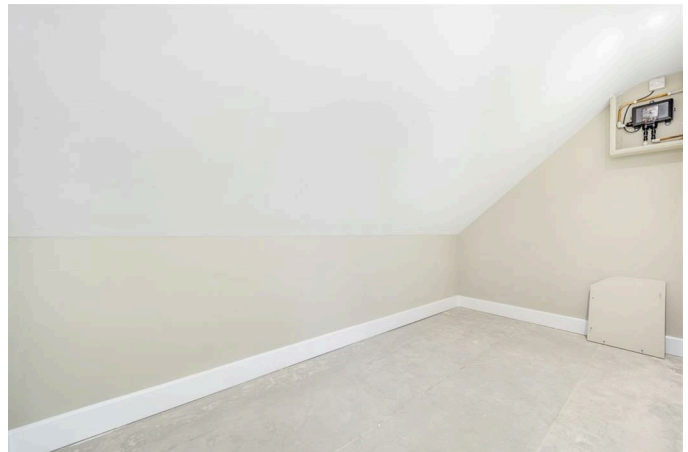
Two Velux windows to rear. Skimmed ceiling. Radiator.

**Shower Room 7'8" x 9'3" (2.34m x 2.82m)**



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 6'5" x 12'11" (1.98m x 3.96m)**



Skimmed ceiling.

**Outside**



Front: Pathway leading to front door. Driveway leading to garage. Lawn area.  
Rear: Patio area. Lawn area. Gated access to the front of the property.

**Garage**

Vehicular door to front. Power and light connected.

**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.

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**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**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.

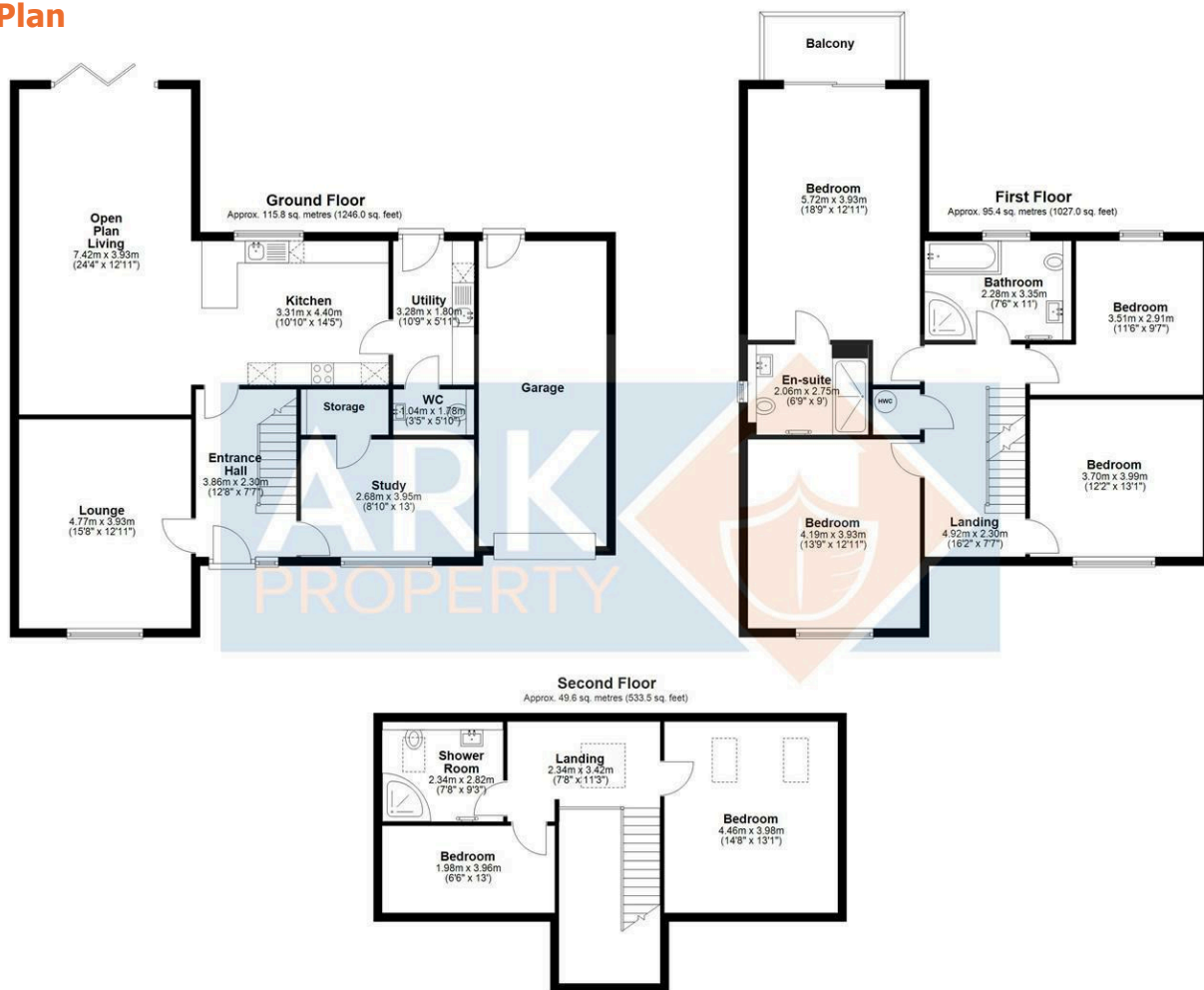
**Disclaimer**

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

**Location**

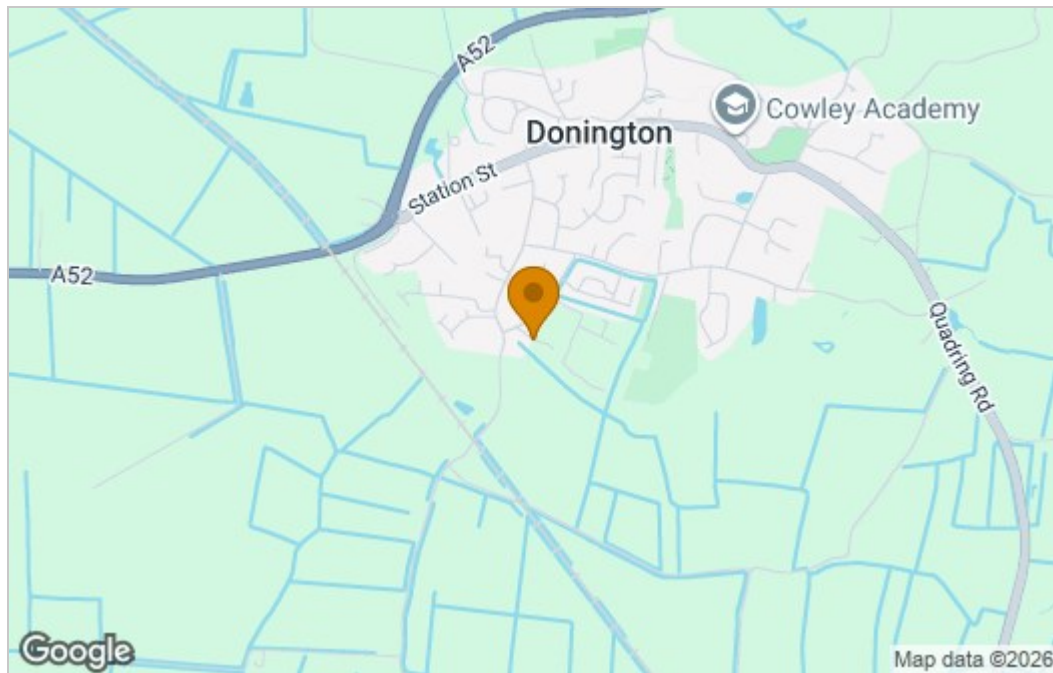
Donington, Lincolnshire, is a quaint village steeped in history and charm. Located in the South Holland district, it is best known as the birthplace of Matthew Flinders, the renowned explorer who circumnavigated Australia. The village offers a blend of picturesque rural landscapes and historical landmarks, such as the St. Mary and the Holy Rood Church, which dates back to the 12th century. Visitors and residents alike can enjoy the serene ambiance of the local countryside, while amenities like 2 Co-Op's, Primary School and Secondary School, hairdressers, butchers, Pub and community centres provide a welcoming atmosphere. If you were looking for further amenities, the village is split between Boston and Spalding. Donington also hosts a variety of events and activities throughout the year, fostering a strong sense of community spirit.

Floor Plan



Total area: approx. 260.7 sq. metres (2806.5 sq. feet)

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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