



## 5 Mallards Reach, Donington, PE11 4YB

**£290,000**

- Large frontage for off road parking
- Popular village setting
- Nice flowing layout
- Cul de sac location
- Low maintenance rear garden
- Quirky interior decor
- Spacious rooms
- Must view to be really appreciated

Welcome to Mallards Reach

Nestled in a peaceful cul-de-sac in the popular area of Donington, this beautifully presented family home offers both comfort and style.

The property boasts a traditional, well flowing layout and has been tastefully decorated and meticulously maintained throughout. Inside, you'll find three generous bedrooms and a modern family bathroom, providing plenty of space for everyday living.

Perfectly suited for growing families or those seeking a quiet retreat, this charming home offers everything you need and more.

Don't miss out – book your viewing today!

**Entrance Hall 14'7" x 6'10" (4.46m x 2.10m)**



UPVC door to front with glazed side panel. Wood effect flooring. Radiator. Stairs to first floor landing.

**Shower Room**



UPVC window to front. Concealed cistern toilet. Wash hand basin set in vanity unity. Shower cubicle with shower over. Wall mounted heated towel rail. Vinyl flooring.

**Lounge 14'7" x 12'0" (4.46m x 3.66m)**



UPVC bay window to side and window to front. Radiator. Wood effect flooring.

**Dining Room 12'2" x 12'2" (3.71m x 3.73m)**



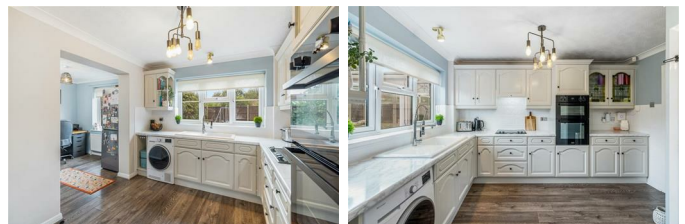
UPVC window to side. Doors opening to conservatory. Radiator. Wood effect flooring.

**Conservatory 13'6" x 11'8" (4.13m x 3.57m)**



UPVC construction with poly carbonate roof. French doors leading to garden. Carpeted.

**Kitchen 12'2" x 9'2" (3.71m x 2.80m)**



UPVC window to rear. Matching range of base and eye level units with work surfaces over. Built in eye

level oven and grill. Four ring electric hob with extractor over. Sink unit with drainer and mixer tap. Space and plumbing for dishwasher. Space for fridge/freezer. Wood effect flooring.

**Study 6'4" x 8'7" (1.95m x 2.62m )**



UPVC window to rear. Radiator. Wood effect flooring.

**Utility Room 7'1" x 8'7" (2.18m x 2.62m)**



UPVC door and window to side. Base and eye level units with work surface over. Space and plumbing for washing machine. Space for tumble dryer. Tiled effect flooring.

**First Floor Landing 11'6" x 7'7" (3.51m x 2.33m)**



UPVC window to side. Radiator. Carpeted.

**Bedroom 1 14'9" x 12'0" (4.50m x 3.66m)**



UPVC window to front and side. Radiator. Carpeted.

**Bedroom 2 12'3" x 14'6" (3.74m x 4.43m)**



UPVC window to side. Built in wardrobes. Radiator. Carpeted.

**Bedroom 3 9'6" x 7'8" (2.92m x 2.34m)**



UPVC window to front. Radiator. Carpeted.

**Bathroom 5'6" x 7'6" (1.68m x 2.29m)**



UPVC window to rear. Concealed cistern toilet and wash hand basin set in vanity unit. Bath with mixer tap over. Wall mounted heated towel rail. Vinyl flooring.

**Outside**



The front of the property has a gravel area offering parking for several vehicles leading to the single garage. Side gated access to the rear of the property.

The rear garden is enclosed by timber fencing. Lawn area. Patio seating area.

**Garage 17'2" x 12'8" (5.25m x 3.87m)**

Up and over vehicular door. Power and light connected. Boiler.

**Property Postcode**

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

**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.

### 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: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Severntrentx

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 Limited 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 Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. 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: D58

### 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.

### Referral & Fee Disclosure

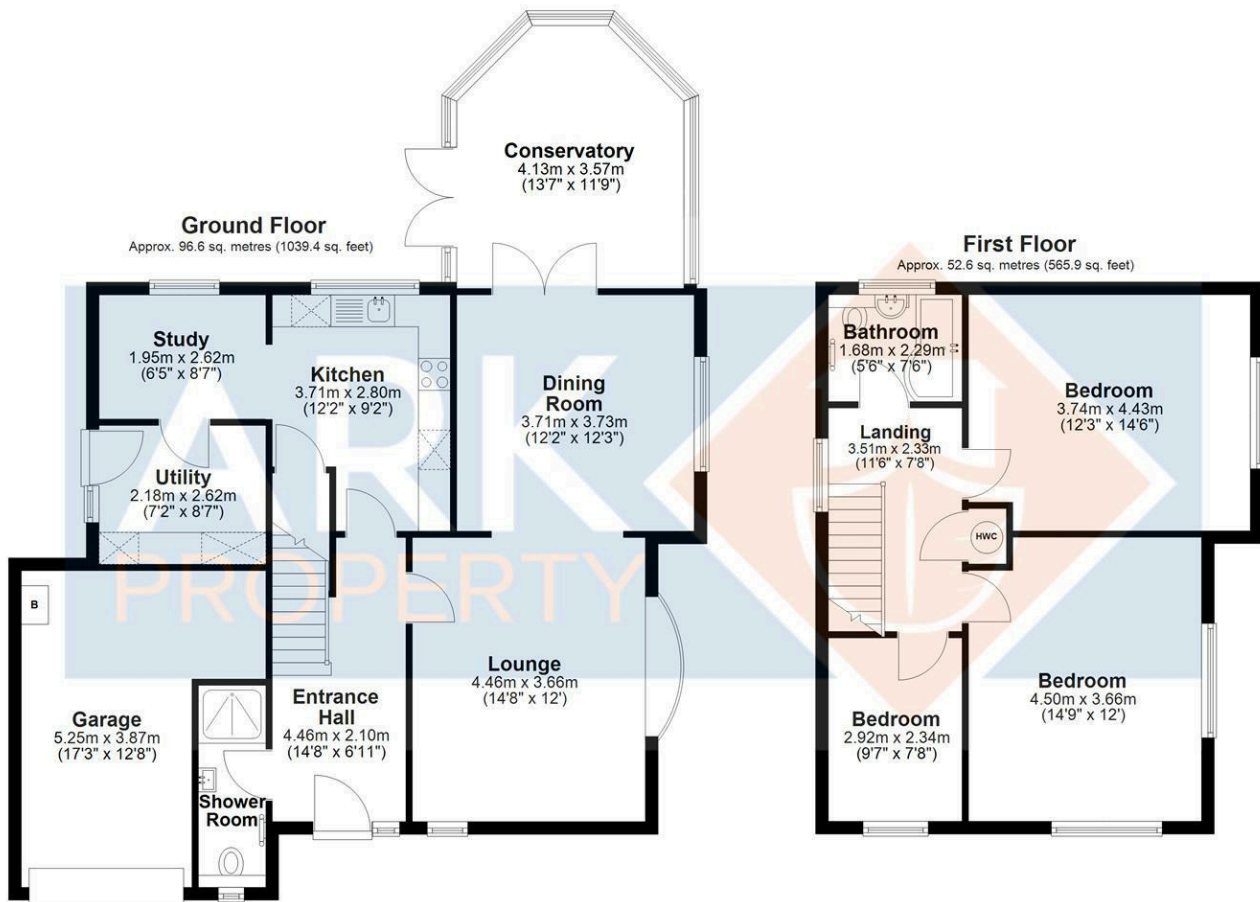
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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

## Floor Plan



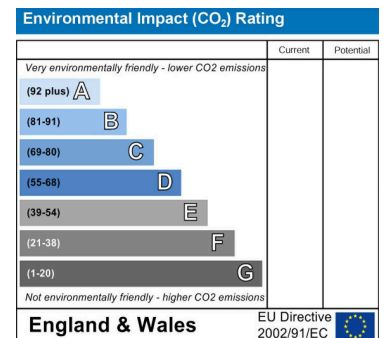
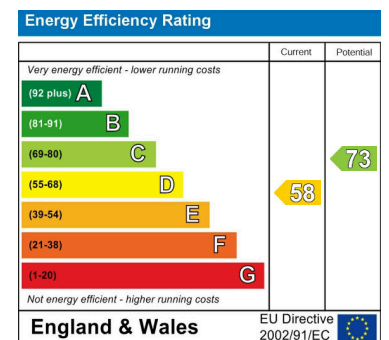
Total area: approx. 149.1 sq. metres (1605.3 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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