

## **1 Kilby Court, Donington, PE11 4FQ**

**£260,000**

- Beautifully presented throughout
- Popular design built by Ashwood Homes
- Detached garage and parking
- Neutral decor
- Spacious landing area
- Popular village setting
- Upgraded Kitchen with breakfast bar
- Landscaped rear garden

Situated on the sought after second phase of the Donington development by renowned local builder Ashwood Homes, this beautifully presented three bedroom detached property offers style, quality, and comfort throughout.

From the moment you step inside, you're greeted by a bright and welcoming atmosphere, with a thoughtfully designed layout that flows effortlessly from room to room. The spacious kitchen diner, complete with breakfast bar, provides a sociable hub perfect for family life and entertaining.

This popular house type has been further enhanced with a range of upgrades, making it truly stand out from the rest.

Don't miss the opportunity to make this stunning home yours — book your viewing today!

### Entrance Hall 6'2" x 6'5" (1.88m x 1.96m)



Composite door to front with glazed side panel. Wood effect flooring. Stairs to first floor.

### Cloakroom



Toilet. Wash hand basin with tiled splash back. Wood effect flooring. Extractor fan. Radiator.

### Kitchen/Dining Room 18'4" x 10'7" (5.59m x 3.24m)



UPVC window to front and side. French doors to side. Matching range of base and eye level units with work surfaces over. Composite sink drainer with mixer tap over. Built in Bosch oven and grill with electric hob and extractor hood over. Built in fridge/freezer. Built in dishwasher. Wood effect flooring. Radiator.

### Utility Room 5'10" x 6'5" (1.80m x 1.96m)



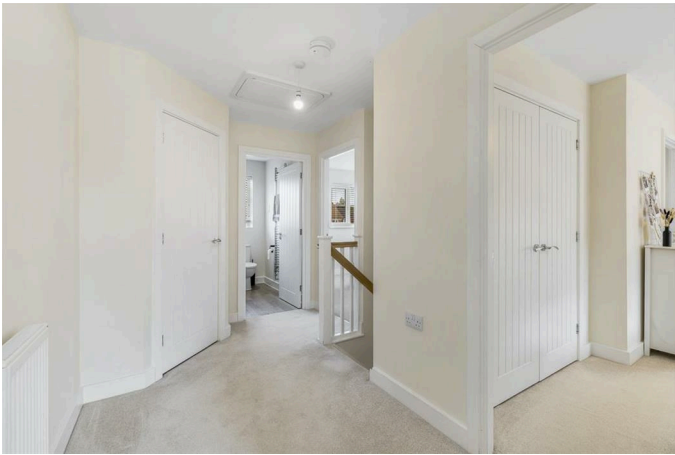
Space and plumbing for washing machine. Space for tumble dryer. Storage cupboards.

### Lounge 18'4" x 10'7" (5.59m x 3.24m)



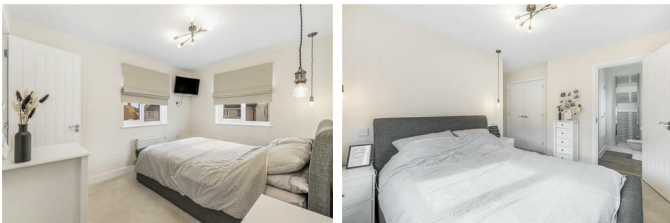
UPVC window to front. Two UPVC window to side. Carpeted. Radiator.

**First Floor Landing 5'7" x 12'0" (1.71m x 3.67m)**



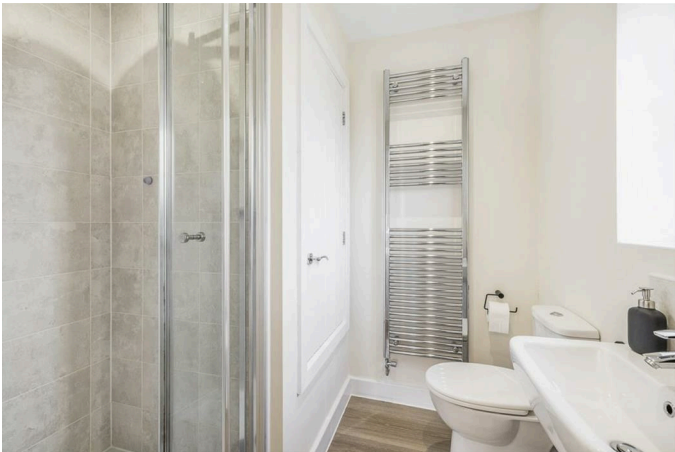
Airing cupboard housing the boiler. Loft access. Carpeted.

**Bedroom 1 9'1" x 11'7" (2.77m x 3.54m)**



UPVC window to front and side. Radiator. Carpeted.

**En-suite 6'5" x 5'8" (1.97m x 1.74m)**



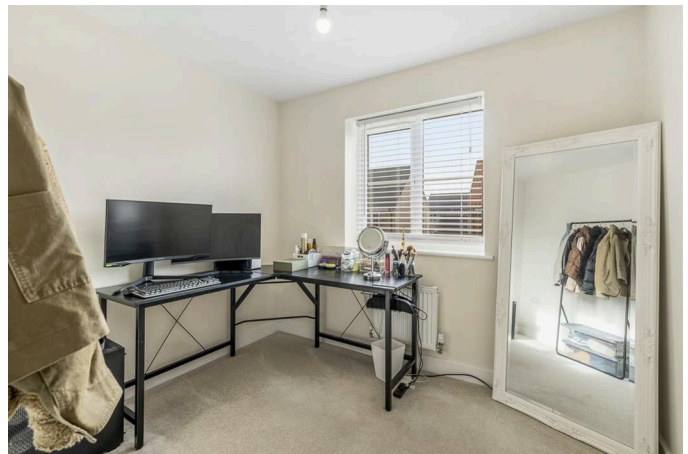
UPVC window to front. Shower cubicle with rainfall head shower and separate shower attachment. Wash hand basin with tiled splash back. Toilet. Wall mounted heated towel rail. Extractor fan. Wood effect flooring.

**Bedroom 2 10'11" x 10'10" (3.33m x 3.32m)**



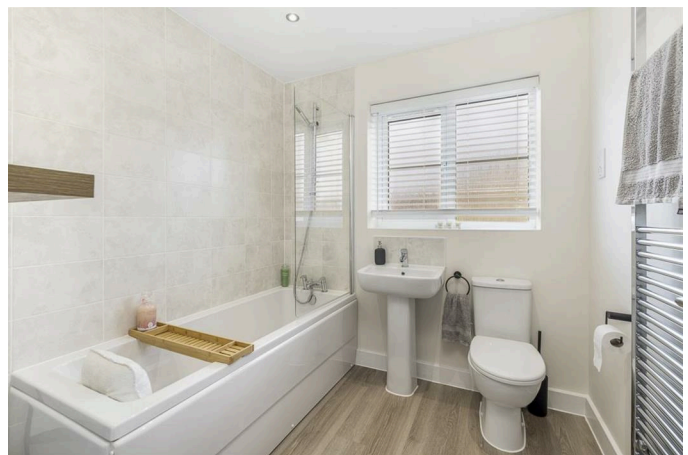
UPVC window to front and side. Radiator. Carpeted.

**Bedroom 3 9'0" x 8'6" (2.76m x 2.61m)**



UPVC window to side. Radiator. Carpeted.

**Bathroom 7'2" x 7'1" (2.19m x 2.16m)**



UPVC window to side. Bath. Wash hand basin with tiled splash back. Toilet. Wall mounted heated towel

rail. Extractor fan. Wood effect flooring. Partially tiled walls. Shaver point.

### Outside



Front: Paved pathway leading to the front door. Lawn area. Driveway leading to the garage. Gated access to the rear garden.

Rear: Enclosed by timber fencing. Lawn area. Patio area.

### Garage 18'3" x 9'2" (5.58m x 2.80m)



Up and over vehicular door. Power and light connected.

### Property Postcode

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

### 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: Utility Warehouse

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 - 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: B84

### 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.

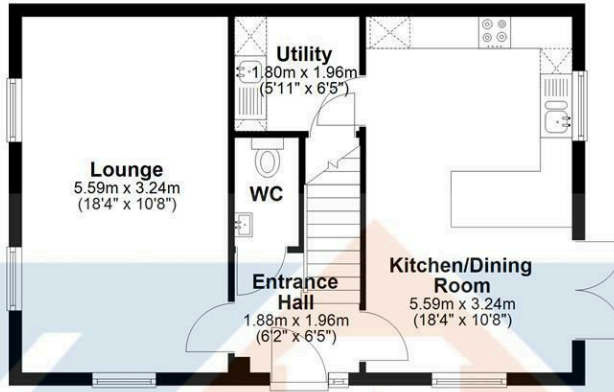
### **Disclaimer**

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.

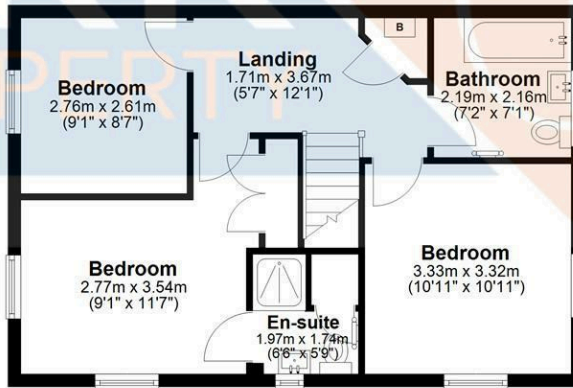
**Floor Plan** Garage to Right  
Approx. 15.6 sq. metres (168.2 sq. feet)



**Ground Floor**  
Approx. 48.3 sq. metres (519.7 sq. feet)



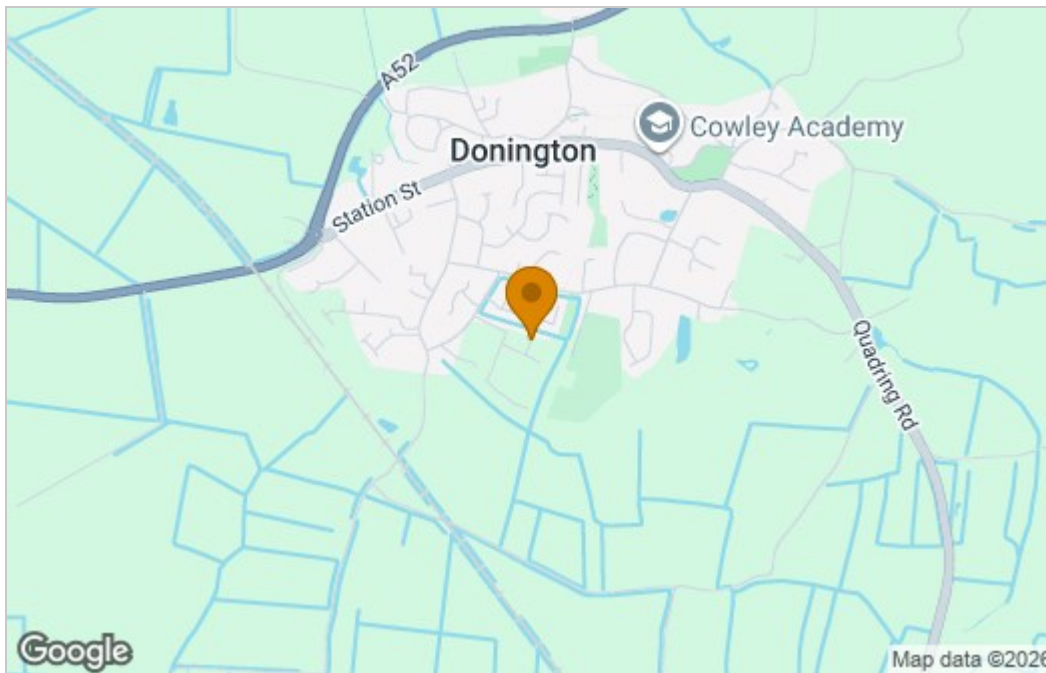
**First Floor**  
Approx. 49.1 sq. metres (528.3 sq. feet)



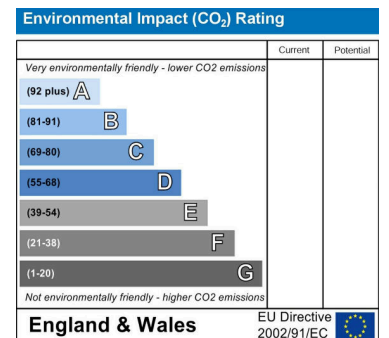
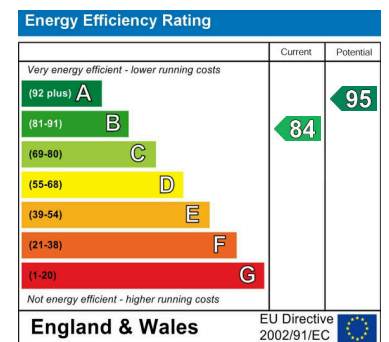
Total area: approx. 113.0 sq. metres (1216.2 sq. feet)

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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