



26 Hartfil Street, Donington, PE11 4FN

£265,000

- Open field views to rear
- Parking and garage to front
- Well presented throughout
- Neutral decor
- Three good size bedrooms
- En-suite to main bedroom
- Popular Ashwood development
- Must view to be appreciated

It's rare to find a modern development home that offers uninterrupted open field views to the rear—but this stunning Ashwood property does just that. A consistently popular design, it features a spacious kitchen diner and a comfortable lounge, perfect for both everyday living and entertaining.

Upstairs, the layout truly stands out, with a generously sized third bedroom complementing two well-proportioned double bedrooms. This is a fantastic opportunity to secure a beautiful home that combines modern living with scenic surroundings.

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

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

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



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

Kitchen/Diner 10'7" x 18'4" (3.24m x 5.59m)



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.

Cloakroom 5'8" x 3'4" (1.73m x 1.02m)

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

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



Door to rear. Space and plumbing for washing machine. Space for tumble dryer. Storage cupboards.

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



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 5'8" x 6'5" (1.74m x 1.97m)



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



UPVC window to side. Radiator. Carpeted.

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



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 4FN

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

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: C

Annual charge: We have been advised there is a maintenance charge of approximately £200 per annum. Please get your legal advisor to confirm all charges prior to purchase.

Property construction: Brick built

Electricity supply: Not known.

Solar Panels: Yes, your legal advisor to provide details on these prior to purchase.

Other electricity sources: Not known.

Water supply: Not known.

Sewerage: Not known.

Heating: Not known.

Heating features: Not known.

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: Not known.

Restrictions: Not known.

Public right of way: Not known.

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: Not known.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: Not known.

Coalfield or mining area: Not known.

Energy Performance rating: A92

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

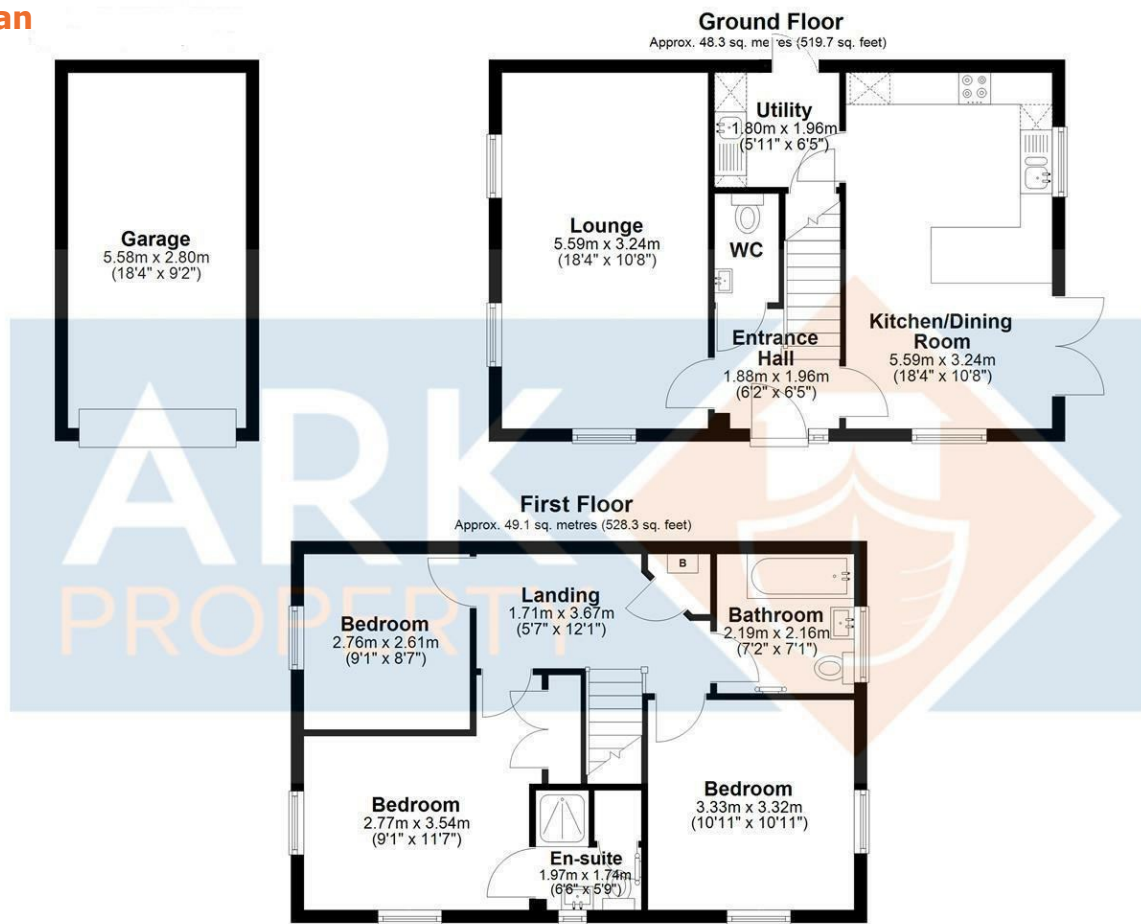
We can also offer full Financial and Solicitor services.

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.

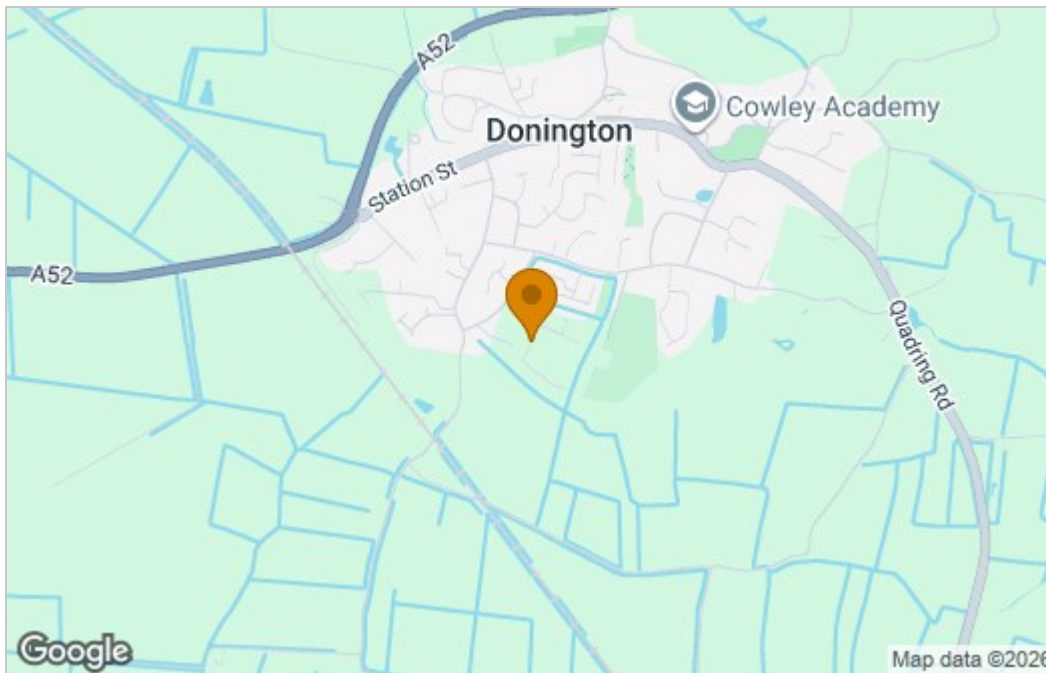
Floor Plan



Total area: approx. 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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