



36 Ash Court, Donington, PE11 4XJ

£165,000

- NO FORWARD CHAIN
- Priced to sell
- Located at the bottom of the cul de sac
- Popular village setting
- Neutral decor
- In need of light refurbishment
- Garage and off road parking
- Low maintenance rear garden
- Book your viewing today on this well priced bungalow
- Register today for future listings

Located in the popular village of Donington, this charming semi-detached bungalow offers a fantastic opportunity for someone looking to put their own stamp on a property.

In need of light refurbishment, the bungalow has great potential to be transformed into a wonderful home. Offering a nice flowing layout throughout, the accommodation provides comfortable living space with plenty of scope for improvement and modernisation.

Externally, the property benefits from off-road parking leading to a garage, along with a low-maintenance and neutral rear garden — ideal for those looking for outdoor space without the upkeep.

Offered to the market with no onward chain, this is an excellent opportunity for buyers looking for a straightforward move. Book your viewing today.

Entrance Hall



Entrance door. Airing cupboard housing hot water cylinder and shelving. Further built-in storage cupboard.

Lounge 16'2" x 10'9" (4.94m x 3.28m)



Double doors to the rear garden. Feature fireplace with coal effect electric fire.

Kitchen 7'11" x 9'2" (2.42m x 2.81m)



PVC double glazed window to rear. Base units with work surfaces and tiled splashback. Stainless steel sink drainer with mixer tap. Storage cupboard. Space and plumbing for washing machine.

Bedroom 1 12'1" x 10'8" (3.70m x 3.27m)



PVC double glazed window to rear.

Bedroom 2 7'9" x 9'3" (2.37m x 2.82m)



PVC double glazed window to front.

Bathroom 6'5" x 5'5" (1.97m x 1.67m)

PVC double glazed window to side. Panelled bath. Pedestal wash basin. Toilet. Tiled splashbacks. Shaver point.

Outside

The front of the property has a concrete driveway providing off road parking and leading to the garage. There is also gravel area. The rear garden is enclosed by timber fencing. Patio area. Gravel area with shrub borders.

Garage 17'4" x 9'4" (5.30m x 2.85m)

Up and over door. Power and light connected.

Property Postcode

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

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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Eon Next

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Electric 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 - 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: E49

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.

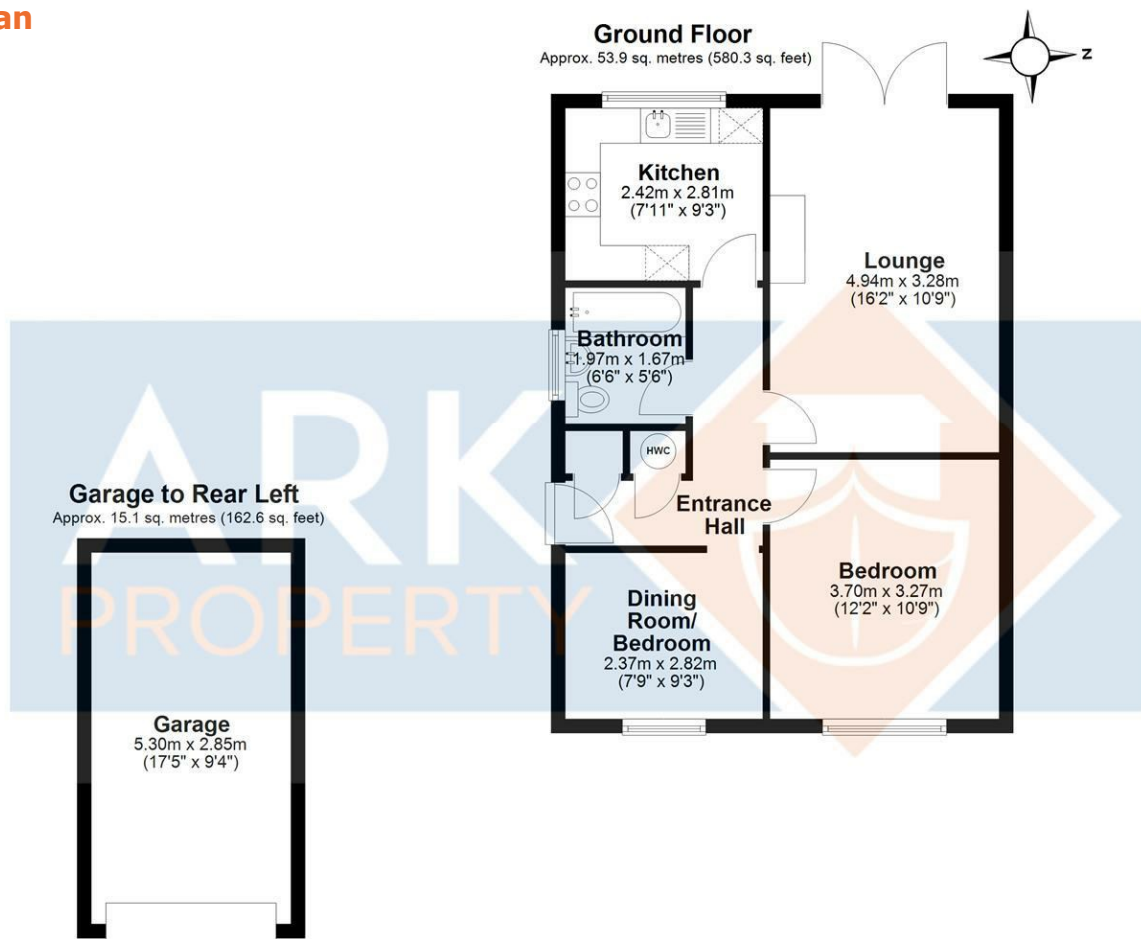
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

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

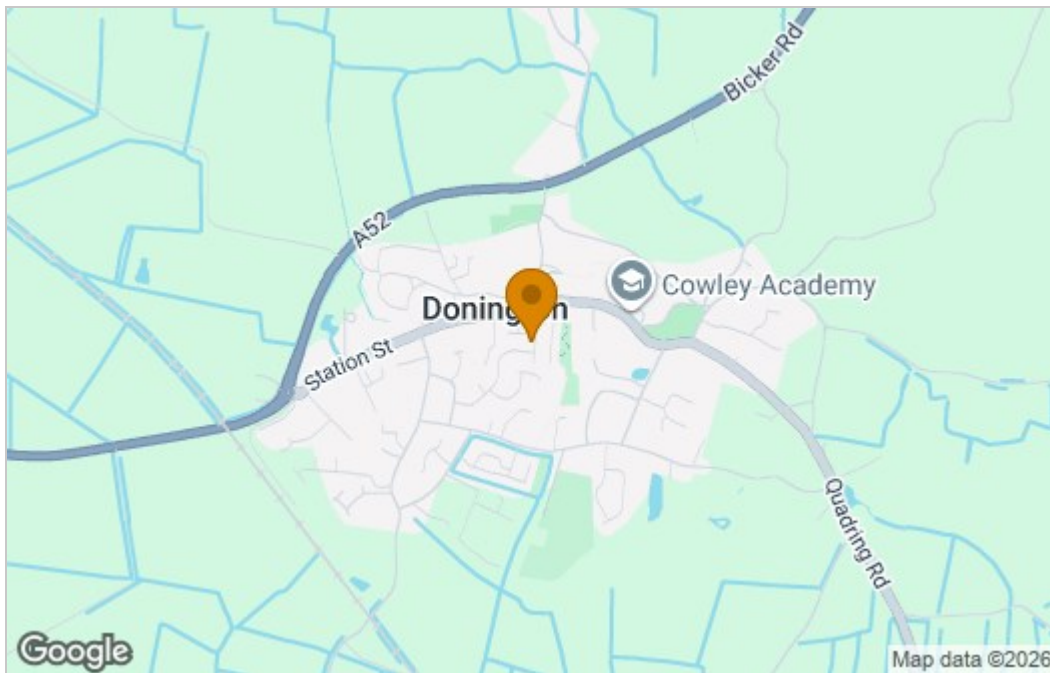
Floor Plan



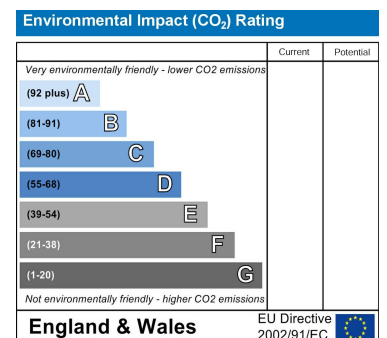
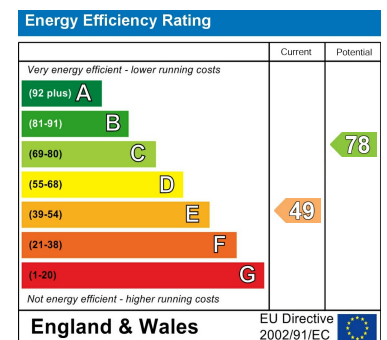
Total area: approx. 69.0 sq. metres (742.9 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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