

## **1 William Close, Donington, PE11 4XW**

**£234,500**

- Modern two-bedroom detached bungalow finished to a high standard throughout
- Bright and spacious open plan living area with impressive vaulted ceilings
- Practical layout including utility room, ensuite to the principal bedroom and separate shower room
- Low-maintenance outside space ideal for downsizers or lock-up-and-leave buyers
- Single garage with electric sectional door and useful storage space
- Offered to the market with no onward chain for a smoother move

Situated in the popular village of Donington, this modern two-bedroom detached bungalow offers stylish, low-maintenance living ideal for downsizers, professionals, or those seeking a lock-up-and-leave lifestyle. Beautifully presented throughout, the accommodation comprises an open plan living space with vaulted ceilings, utility room, welcoming hallway, two bedrooms, ensuite to the principal bedroom, and a contemporary shower room. Externally, the property benefits from low-maintenance outside space and a single garage with electric sectional door. Offered to the market with no onward chain, this is a superb opportunity to acquire a ready-to-move-into home.

### Entrance Hall 6'0" x 10'1" (1.84m x 3.08m)



Composite glazed entrance door with glazed side panel. Skimmed and vaulted ceiling. Wall mounted under floor heating controls.

### Open Plan Living/Dining/Kitchen 26'11" (max) x 15'6" (8.22m (max) x 4.73m)



PVC double glazed windows to front and sides. French doors with glazed side panels to side. Skimmed and vaulted ceiling. Wall mounted under floor heating controls. Wall mounted electric fire. Kitchen area with tiled floor, fitted with a matching range of base and eye level units with under cabinet lighting. Worktop space with matching

upstands and tiled splash backs. Four ring electric hob. Stainless steel extractor hood. Electric oven and grill. Composite sink and drainer with mixer tap. Integrated fridge. Integrated freezer. Integrated slim line dishwasher.



### Utility Room 8'4" x 4'11" (2.56m x 1.51m)



PVC double glazed window to rear. Skimmed ceiling. Extractor fan. Tiled flooring. Wall mounted mains gas central heating boiler. Space and plumbing for washing machine and tumble dryer. Base and eye level unit with worktop space. Sink unit with mixer tap over.

**Bedroom 1 15'0" x 8'9" (4.58m x 2.68m)**



PVC double glazed window to rear. Skimmed ceiling. Wall mounted under floor heating controls. Fitted sliding door wardrobe.



**En-suite 6'6" x 4'10" (2.00m x 1.49m)**



PVC double glazed window to rear. Skimmed ceiling. Tiled flooring. Full height wall tiling. Wall mounted

heated towel rail. Extractor fan. Fitted quadrant shower cubicle with glass sliding doors with chrome thermostatic bar shower riser, rainfall head and hand held attachment. Concealed cistern toilet with push button flush. Wash hand basin set in vanity unit with mixer tap and built in storage.



**Bedroom 2 12'5" x 8'7" (3.81m x 2.63m)**



PVC double glazed window to rear. Skimmed ceiling. Wall mounted under floor heating controls.



**Shower Room 6'3" x 4'9" (1.93m x 1.45m)**



**Outside**



PVC double glazed window to front. Skimmed ceiling. Extractor fan. Tiled flooring. Full height wall tiling. Chrome heated towel rail. Fitted quadrant shower cubicle with glass sliding doors and thermostatic bar shower. Concealed cistern toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage.

The property sits towards the end of a quiet private cul de sac of 5 properties.

To the front of the property is a low maintenance front garden with a selection of trees and shrubs. There is a paved driveway and seating area to the side with additional gravel parking and access to the rear of the bungalow for maintenance purposes.

There is outside lighting and cold water tap available. Access to the single garage.

is approached over the private gravelled roadway and has a gravelled driveway with access to the garage.

There is a decorative pathway surrounding the bungalow with a small patio area adjacent to the French doors in the lounge. To the front there is a trimmed flower bed with a variety of shrubs and plants and decorative wrought iron railings with additional visitors parking space beyond garden area. To the side of this is a small gravelled seating area with a gravelled pathway leading down the other side of the property passing the electricity

meter and continuing to the rear where there is a further gravelled pathway and a rear personnel door into the garage.



**Garage 19'4" x 9'3" (5.90m x 2.83m)**



Single garage with remote control electric sectional garage door and PVC door to rear. Power and light connected.

**Property Postcode**

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

**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: B
- Annual charge: No
- Property construction: Brick built
- Electricity supply: EDF
- 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 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: B83

### 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

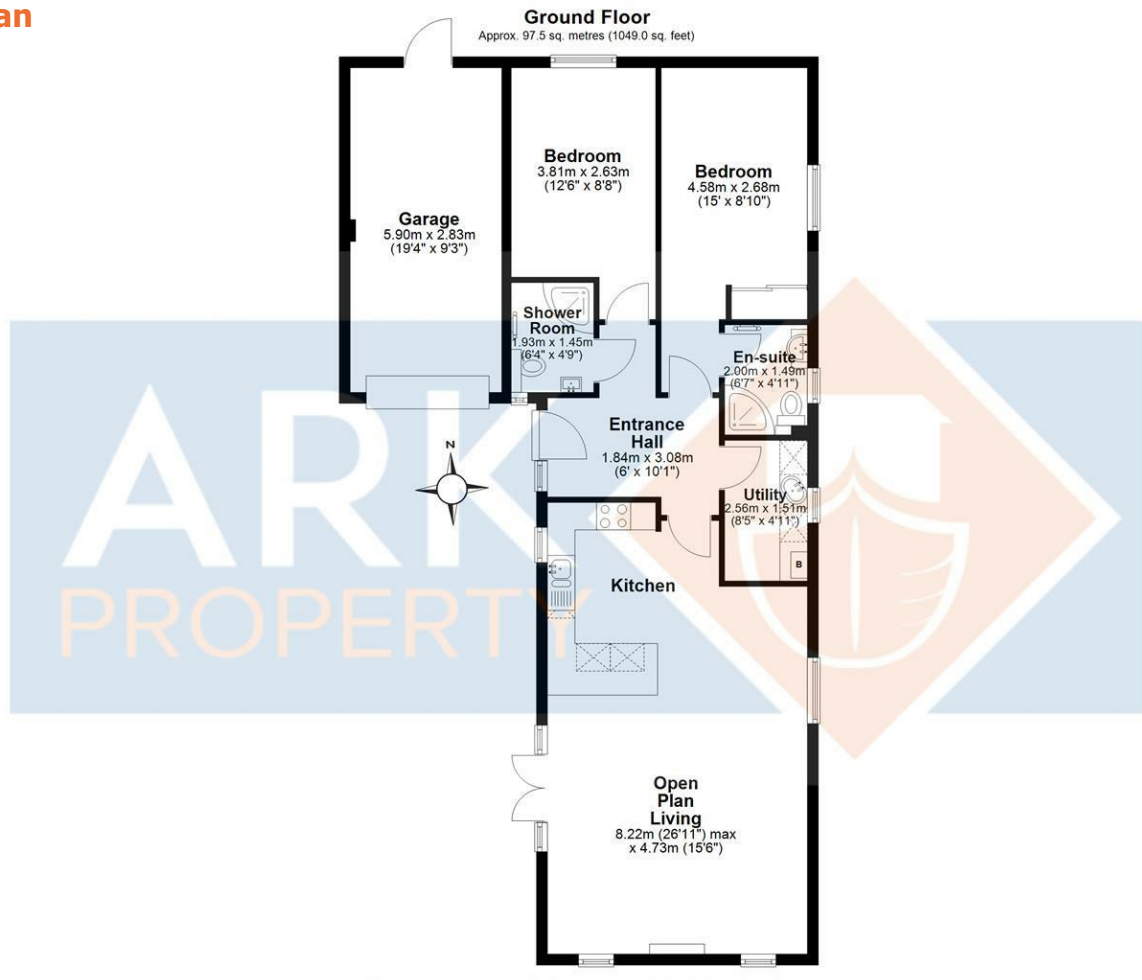
These particulars, whilst believed to be accurate

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.





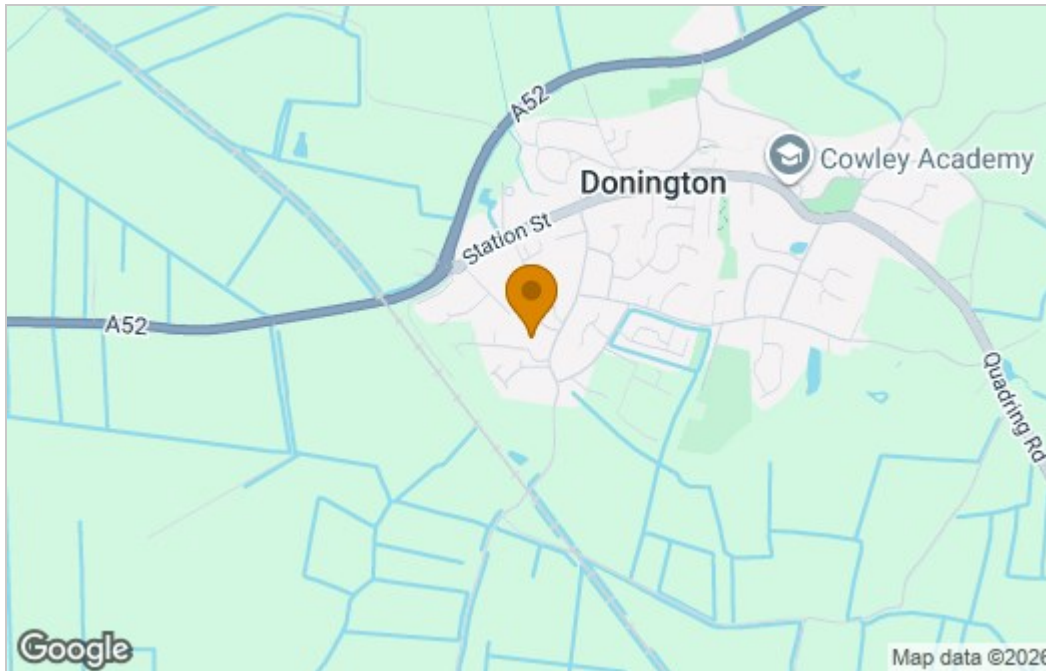
## Floor Plan



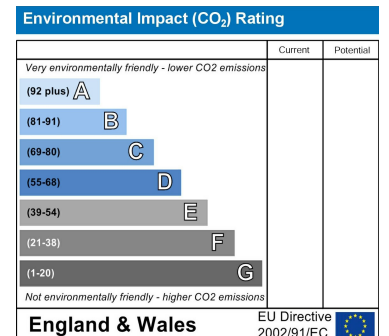
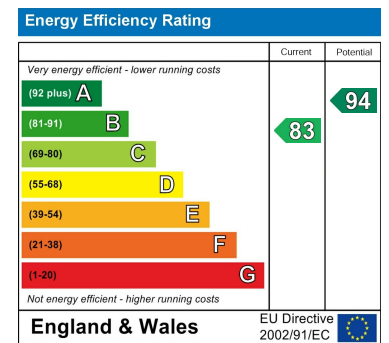
Total area: approx. 97.5 sq. metres (1049.0 sq. feet)

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

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

