ARK PROPERTY









10 Hartfil Street, Donington, PE11 4FN

£210,000

- Second phase of Ashwood development
- En-suite to main bedroom
- Driveway leading to single garage
- Neutral decor throughout
- Low maintenance rear garden
- Sociable kitchen diner
- Well proportioned bedrooms
- Great flowing layout

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6 New Road, Spalding, Lincolnshire PE11 1DQ

A firm favourite design by Ashwood Homes, this lovely three-bedroom property is situated within the popular second phase of this sought-after estate in Donington.

From the outside, the home offers great kerb appeal, featuring an attractive bay window, a generous driveway providing ample off-road parking, and a single garage.

Inside, the property boasts a well-planned and flowing layout. The social kitchen/diner provides an ideal space for everyday family life and entertaining, while the three well-proportioned bedrooms offer plenty of comfortable accommodation. The principal bedroom benefits from the added convenience of its own en-suite shower room.

A lovely home in a popular location, this property is well worth a closer look.

Book your viewing today!

Entrance Hall
UPVC door to front. Radiator. Stairs to first floor.

Lounge 14'0" x 12'5" (4.27m x 3.79m)



UPVC box bay window to front. UPVC window to side. Radiator.



Cloakroom



Toilet. Pedestal wash basin. Tiled splash back. Radiator. Wood effect flooring. Extractor fan.

Kitchen 8'11" x 12'5" (2.74m x 3.79m)



UPVC window to rear. Matching base and wall units. Stainless steel sink and drainer with mixer tap over.

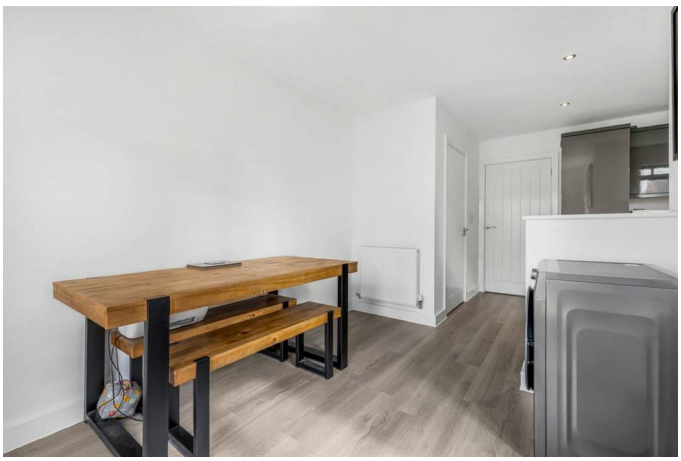
Bosch electric oven and hob, Extractor fan. Built in fridge freezer. Space for washing machine. Radiator. Wood effect flooring.



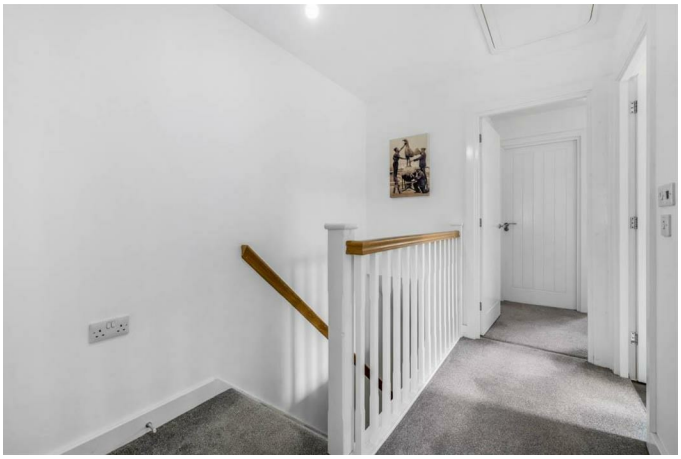
Dining Area 11'1" x 8'5" (3.39m x 2.57m)



UPVC window to side. French doors to the rear elevation. Radiator. Wood effect flooring.



First Floor Landing 9'3" x 6'7" (2.82m x 2.01m)



UPVC window. Radiator. Carpeted. Airing cupboard. Loft access.

Bedroom 1 10'0" x 9'0" (3.06m x 2.75m)



UPVC window to front. Radiator. Built in wardrobe. Carpeted.



En-suite 5'5" x 6'6" (1.67m x 1.99m)



UPVC window to front. Tiled shower cubicle. Low level WC. Pedestal wash basin with tiled splash back. Extractor fan. Heated towel rail. Wood effect flooring.

Bedroom 2 9'11" x 8'5" (3.03m x 2.57m)



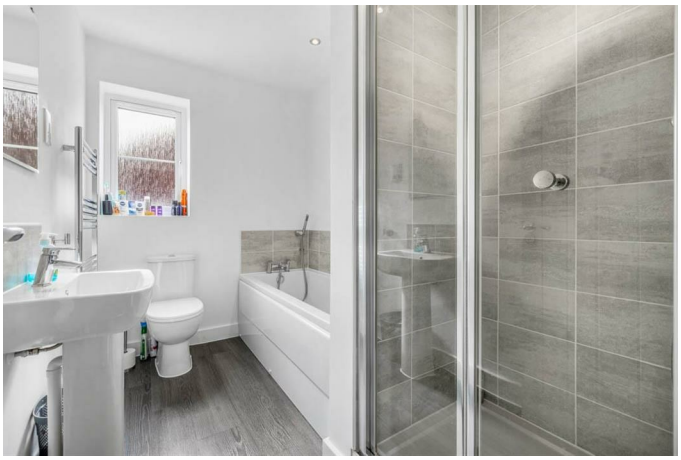
UPVC window to rear. Radiator. Carpeted.

Bedroom 3 6'10" x 8'11" (2.09m x 2.74m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 5'9" x 8'11" (1.77m x 2.74m)



UPVC window to side. Bath with shower unit over. Low level WC. Pedestal wash basin with tiled splash back. Fully tiled enclosed shower cubicle. Heated towel rail. Shaver point.

Outside



The front entrance door is approached via a path from the pavement. Tarmac driveway to the side of the property leading to the garage.
To the rear of the property there is a patio area. There is also a lawn area and the rear is fully enclosed by timber fencing.



Garage



Located to the side of the property. Up and over vehicular door to front. 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: B
Annual charge: No
Property construction: Brick built
Electricity supply: Mains
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.

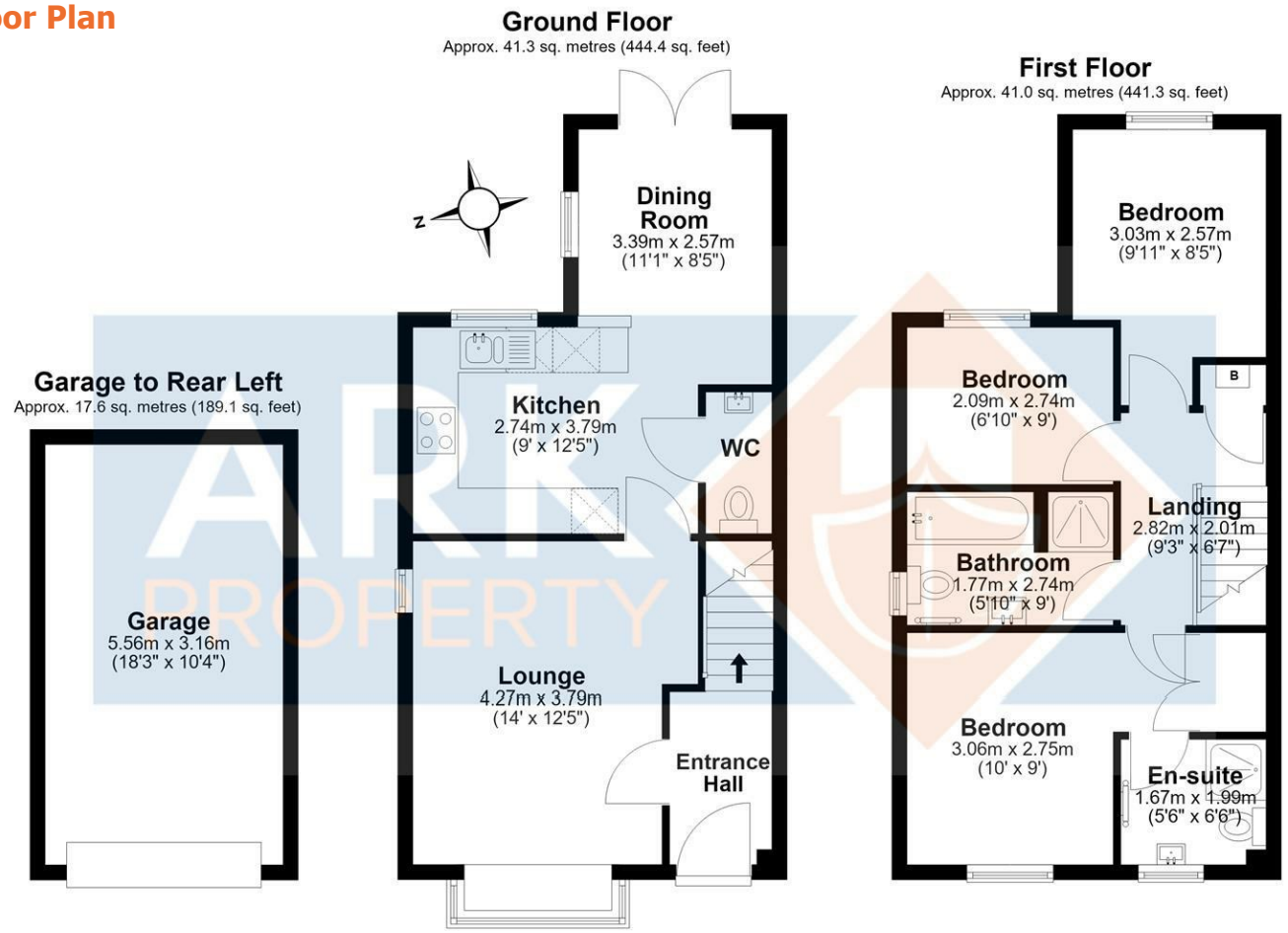
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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

Floor Plan



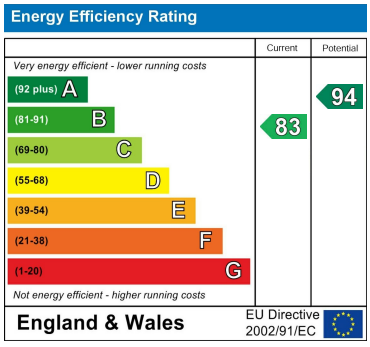
Total area: approx. 99.9 sq. metres (1074.8 sq. feet)

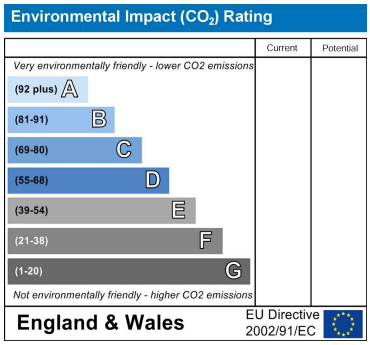
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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