ARK PROPERTY









# 12 Kensington Close, Donington, PE11 4UN

## £250,000

- Attractive modern three-bedroom detached home, constructed by the reputable Ashwood Homes in 2019.
- Offering approximately 1,065 sq ft of well-proportioned accommodation, ideally suited to modern family living.
- Spacious dual-aspect lounge, fitted kitchen diner, separate utility room and ground floor WC.
- Three good-sized bedrooms to the first floor, including a principal bedroom with en-suite, complemented by a family bathroom.
- Generous outside space comprising a front garden, driveway providing off-road parking, single garage and gated access to the rear garden.

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Kensington Close, Donington

Situated in a popular residential location, this attractive three-bedroom detached home was built by Ashwood Homes in 2019 and offers approximately 1,065 sq ft of well-presented accommodation, together with a single garage.

The ground floor comprises an entrance hall with cloakroom/WC, a spacious dual-aspect lounge, a kitchen diner and separate utility room. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from a front garden, driveway providing off-road parking and leading to the single garage, together with gated side access to the enclosed rear garden.

This modern detached home would make an ideal purchase for a range of buyers. Contact Ark for more information.

## Entrance Hall



Composite glazed entrance door, skimmed ceiling, laminate flooring, radiator, stairs to first floor landing. Doors to WC, lounge and kitchen diner.

## Cloakroom




Skimmed ceiling, extractor fan, laminate flooring, radiator, half height wall tiling. Fitted close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

## Lounge 18'4" x 10'7" (5.61m x 3.25m)



PVC double glazed window to front and French doors to rear, skimmed ceiling, two radiators.



## Kitchen 18'4" x 10'7" (5.60m x 3.23m)



PVC double glazed windows to front and rear, skimmed ceiling with recessed spotlighting, laminate flooring. Fitted with a matching range of base and eye level units with work top space and matching upstand, four ring Bosch induction hob with stainless steel Bosch extractor hood over and integrated Bosch oven and grill under, ceramic sink and drainer with chrome mixer tap over, integrated dishwasher. Door to utility room.



## Utility Room 5'10" x 6'5" (1.78m x 1.97m)



PVC double glazed door to rear, skimmed ceiling, laminate flooring, radiator, extractor fan. Fitted base and eye level units with worktop space and upstand, space and plumbing for washing machine and tumble drier, under stairs storage cupboard.

## First Floor Landing 5'7" x 12'7" (1.71m x 3.86m)



PVC double glazed window to rear, skimmed ceiling, radiator, built in airing cupboard with wall mounted mains gas central heating boiler. Doors to bedrooms and bathroom.

## Bedroom 1 9'1" x 11'6" (2.78m x 3.52m)



PVC double glazed window to front, skimmed ceiling, radiator, double built in wardrobes. Door to ensuite.



## En-suite



PVC double glazed window to front, skimmed ceiling with recessed spotlights, extractor fan, chrome heated towel rail, laminate flooring. Fitted tiled shower enclosure with chrome thermostatic bar shower and glass folding door. Close coupled toilet with ush button flush and pedestal wash hand basin with chrome mixer tap over. Built in over stairs storage cupboard.



## Bedroom 2 10'11" x 10'10" (3.35m x 3.32m)



PVC double glazed window to front, skimmed ceiling, radiator.

## Bedroom 3 9'0" x 8'6" (2.75m x 2.61m)



PVC double glazed window to rear, skimmed ceiling, radiator.

## Bathroom 7'2" x 7'0" (2.19m x 2.14m)



PVC double glazed window to rear. Skimmed ceiling with recessed spot lighting, extractor fan, shaver point, laminate flooring. Fitted panel bath with chrome mixer tap, shower attachment and glass screen, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.



## Outside



The front of the property has a lawn area with a pathway leading to the front door. Driveway providing off road parking leading to the single garage. Side gated access leading to the rear garden.
The rear garden is enclosed by timber fencing and laid to lawn with patio seating area. There is a timber shed/workshop and outside power, light and cold water tap available.



## Garage 18'2" x 9'1" (5.56m x 2.78m)



Up and over vehicular door to front. Power and light connected.

## Property Postcode

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

## 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: £197.31 from 1/4/26 - 31/3/27 paid to Encore Estate Management Limited
Property construction: Brick built
Electricity supply: Octopus
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: 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.











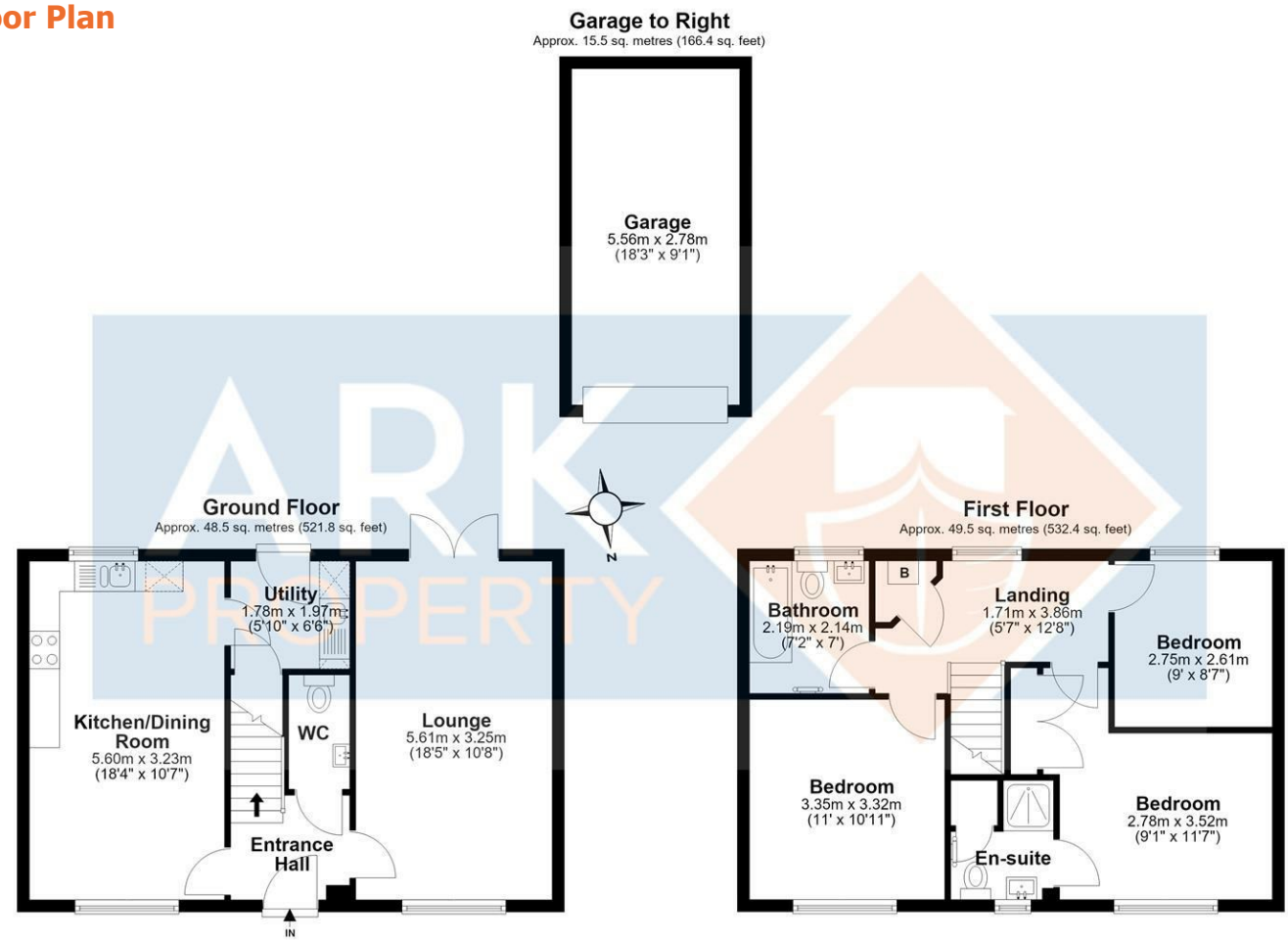








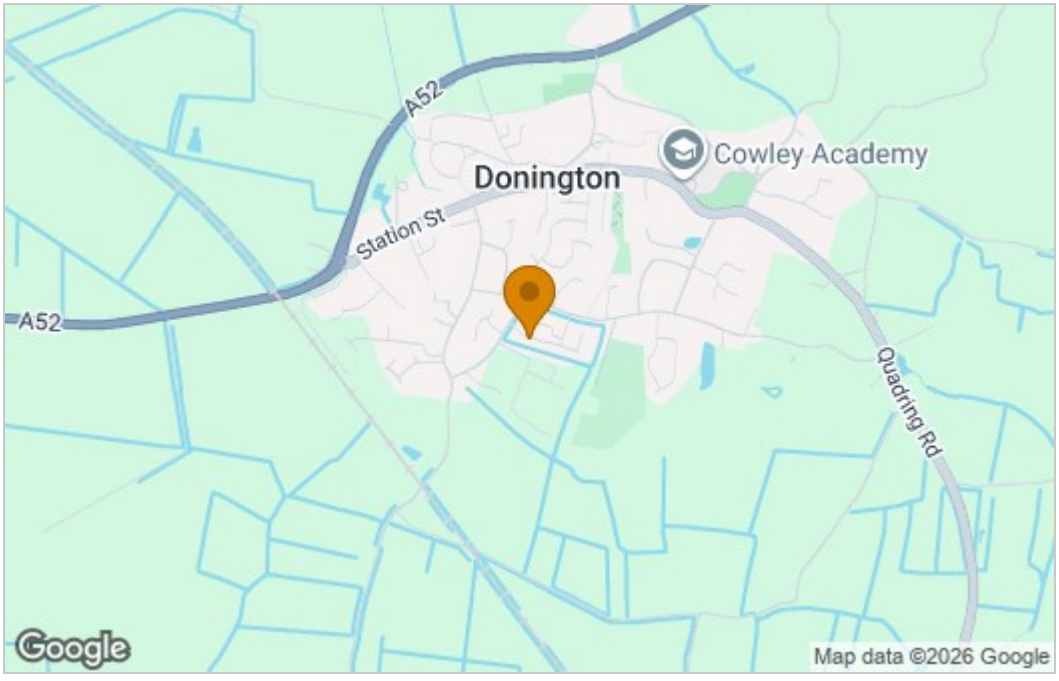
## Floor Plan



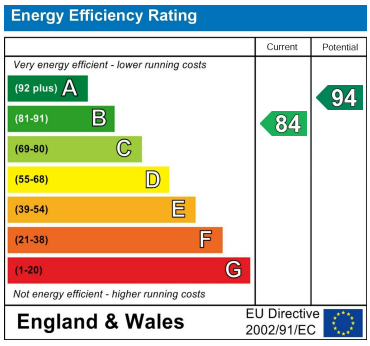

Total area: approx. 113.4 sq. metres (1220.5 sq. feet)

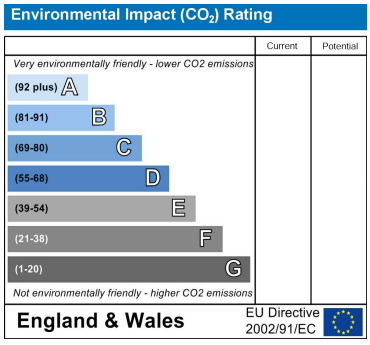
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph

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