



Beech Grove, Donington Spalding PE11 4XQ

welcome to

Beech Grove, Donington Spalding

Two double bedroom semi-detached bungalow, COSMETIC UPDATING REQUIRED THROUGHOUT. Lounge with open plan dining area/garden room extension. FAMILY BATHROOM WITH THREE PIECE SUITE. Off road parking & SINGLE GARAGE. Front & rear gardens, POPULAR VILLAGE LOCATION & AVAILABLE WITH NO CHAIN



Entrance Hall

Having loft access. Three built-in cupboards, one housing the immersion heater, the other housing the electric meter and the third is being used as storage.

Lounge

15' 7" x 10' 10" (4.75m x 3.30m)

Comprising of a fitted log burner. Open plan access to the sun room.

Sun Room

10' 8" x 11' 3" (3.25m x 3.43m)

Comprising of UPVC sliding door leading to the garden. Being open plan with the lounge.

Kitchen

8' 10" x 8' 10" (2.69m x 2.69m)

Having base units. single bowl stainless steel sink. Tiled flooring. Integrated four ring electric hob. Space for a fridge and washing machine.

Bedroom One

12' 2" x 10' 11" (3.71m x 3.33m)

Having a built-in double wardrobe. Bay window to the front.

Bedroom Two

7' 11" x 8' 11" (2.41m x 2.72m)

Bathroom

5' 10" x 5' 4" (1.78m x 1.63m)

Comprising of a W/C. Pedestal sink. Bath with electric shower over. Partly tiled walls.

Garage

17' x 8' 5" (5.18m x 2.57m)

Having a up and over door. Power and lighting.

Exterior

Front: Having a drive for approximately three/ four cars. Lawn with hedge and shrub borders. Side gate to the rear.

Rear: Enclosed by fencing. Lawn. Patio area. Two timber sheds.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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Beech Grove, Donington Spalding

- TWO BEDROOM SEMI-DETACHED BUNGALOW NEEDING MODERNISATION THROUGHOUT
- LOUNGE WITH OPEN PLAN DINING AREA/GARDEN ROOM EXTENSION
- FAMILY BATHROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING & SINGLE GARAGE
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113405 - 0006

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