



**LOOK what's coming onto the market soon...**

**contact us now for more details and to register your interest**

A promotional graphic with a blue background. At the top, a yellow speech bubble contains the text 'LOOK what's coming onto the market soon...'. Below this, a row of stylized blue houses is shown. One house has a white 'for sale' sign, and a large white question mark is positioned above it. At the bottom, white text reads 'contact us now for more details and to register your interest'.

**Holly House Fen Road, Donington Spalding PE11 4XE**



*welcome to*

**Holly House Fen Road, Donington Spalding**

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS THREE BEDROOM DETACHED CHARACTER PROPERTY SITUATED JUST OUTSIDE OF THE POPULAR VILLAGE OF DONINGTON. CALL NOW TO ARRANGE YOUR VIEWING!!



## Exterior

Open field views, Laid to lawn grass area with tree's and shrubs, oil tank, patio area and gravel driveway.

## Kitchen

16' 6" x 9' 8" ( 5.03m x 2.95m )

UPVC Double glazed windows, eye and base level units with worktops over, tiled flooring and splashbacks. Inset stainless steel sink drainer and mixer tap, integrated mid-level oven and grill with a countertop ceramic electric with overhead extractor hood, space for appliances. Doors to the utility room and to the rear garden.

## Utility Room

14' 3" x 6' 8" ( 4.34m x 2.03m )

UPVC Double glazed window, eye and base level units with worktop over, tiled flooring and splashbacks and a wall-mounted boiler. Inset stainless steel sink drainer with mixer tap and space and plumbing for appliances.

## Living Room

14' 1" x 12' 11" ( 4.29m x 3.94m )

UPVC Double glazed window to the front and side aspect, radiator, open brick fireplace housing a traditional multi-fuel burner with a wood surround and tiled hearth and carpet flooring.

## Dining Room

12' 7" x 10' 3" ( 3.84m x 3.12m )

UPVC Double glazed window to the front aspect, black and white cheque tiled flooring, feature brick fireplace with multi-fuel burner with a wood surround and granite hearth, storage cupboard and doors to the kitchen and to the conservatory.

## Bedroom One

14' 7" x 13' 3" ( 4.45m x 4.04m )

UPVC Double glazed window to the front aspect, carpeted flooring and a door to the en-suite.

## En Suite

UPVC Double glazed obscured window, vanity unit fitted with a wash hand basin, corner box shower,

WC, vinyl flooring, tiled walls and airing cupboard.

## Bedroom Two

14' 3" x 13' 3" ( 4.34m x 4.04m )

UPVC Double glazed window to the front aspect, carpet flooring, an exposed brick chimney breast with a recessed closed fireplace, built-in storage cupboard.

## Bedroom Three

9' 9" x 7' 10" ( 2.97m x 2.39m )

UPVC Double glazed window to the side aspect, carpet flooring.

## Bathroom

UPVC Double glazed window to the rear, wash hand basin and a panelled bath, tiled flooring and partly tiled walls with WC.

## Conservatory

UPVC Double glazed multi-aspect windows, tiled flooring and French doors to the side.

## Outbuilding

UPVC double glazed window, carpeted flooring, power and lighting.

## Agent Note

All services/appliances have not and will not be tested. The property is situated next to a commercial unit.



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welcome to

## Holly House Fen Road, Donington Spalding

- DETACHED THREE BEDROOM COTTAGE
- TWO RECEPTION ROOMS & CONSERVATORY
- SPACIOUS SIZE PLOT WITH FIELD VIEWS
- AMPLE OFF ROAD PARKING
- NO CHAIN

Tenure: Freehold EPC Rating: F

Council Tax Band: B

# £155,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG113374 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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