

LONGSTAFF

THE PROPERTY PROFESSIONALS



THE MEADOWS, TOWN DAM LANE DONINGTON

*A spacious detached bungalow set in grounds of approximately 4 acres (subject to survey),
comprising extensive gardens and fenced paddocks*

Guide Price: £300,000 Freehold

SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE

**CHARTERED SURVEYORS
AUCTIONEERS - VALUERS & ESTATE AGENTS**

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Represented in London by
**MAYFAIR
OFFICE**

**THE MEADOWS
TOWN DAM LANE
DONINGTON
NEAR SPALDING
SOUTH LINCOLNSHIRE**

**Subject to an Agricultural Habitation
Clause**

An opportunity to acquire a spacious detached bungalow, set in grounds of approximately 4 acres (subject to survey), comprising extensive gardens and fenced paddocks.

The property is set in a rural location less than a mile south of the village of Donington which offers excellent local amenities including General Stores, Post Office, Public Houses, Library and Play, Primary and Senior Schools. It is about 9 miles from the market town of Spalding and 9 miles from Boston.

The accommodation, which has oil fired radiator central heating and UPVC double glazed windows, includes:-

- Reception Hall
- Lounge
- Sun Lounge
- Dining Room
- Kitchen/Breakfast Room
- 3 Bedrooms
- Family Bathroom
- Shower/Cloakroom
- Boiler Room
- Games/Family Room

ACCOMMODATION

ROOM SIZES ARE QUOTED IN METRIC TO THE NEAREST ONE TENTH OF A METRE ON A WALL TO WALL BASIS. THE IMPERIAL MEASUREMENT IN BRACKETS IS APPROXIMATE AND ONLY INTENDED AS A GUIDE FOR THOSE NOT FULLY CONVERSANT WITH METRIC MEASUREMENTS

PILLARED FRONT ENTRANCE PORCH:

With courtesy light, half glazed front entrance door and glazed side screens to:

RECEPTION HALL:

Radiator with recessed shelves over, central heating thermostat, power point, access to roof space, smoke detector, built-in storage cupboards, coved and artexed ceiling, Airing Cupboard housing insulated hot water cylinder.

CLOAKROOM/SHOWER ROOM:

Fully tiled shower cubicle with Mira shower, wash basin set in vanity unit, work surface to tile side with space and plumbing for automatic washing machine under, mirror with light over, low level WC, radiator, coved and artexed ceiling.

Door from Reception Hall to:

'L' SHAPED LOUNGE:

6.1m x 4.4m (about 20'4" x 14'9") and 3.6m x 3.3m (about 11'10" x 10'10"), stone built fireplace with wooden mantle shelf, side display plinth, bow window to front elevation with views over open fields, skirting radiators, radiator, wall light points, arches shelved recesses, TV aerial point, telephone point, power points, coved and artexed ceiling, glazed door to Sun Lounge, door to Kitchen.

KITCHEN/BREAKFAST ROOM:

10.1m x 3m (about 33'2" x 10'2"), range of floor and wall units, tall pine units with double doors, work surface with inset stainless steel single drainer 1 1/4 bowl sink with mixer tap over, space and plumbing for dishwasher, built-in double electric oven, 4 ring ceramic hot with extractor over housed in decorative tiled trimmed canopy, tiled surrounds, radiator, power points, double glazed sliding patio doors to outside rear garden, coved and artexed ceiling, door to:

DINING ROOM:

3.3m x 5.1m (about 10'10" x 16'9"), deep bow window, radiator, power points, wall light points, coved and artexed ceiling.

Door from Kitchen to:

SUN LOUNGE:

3m x 9.4m (about 10'2" x 30'10"), 2 radiators, power points, wall light points, pine panelled ceiling, double glazed sliding patio doors to rear garden, glazed door to garden.

BOILER/UTILITY ROOM:

1.4m x 4.8m (about 4'11" x 15'9"), Myson oil fired boiler heating domestic hot water and radiators, power points, access to roof space, glazed door to:

GAMES/FAMILY ROOM:

4.7m x 4.8m (about 15'5" x 15'9"), radiator, power points, bow window to front, built-in shelved cupboards, coved and artexed ceiling.

BEDROOM 1 (Front):

3.8m x 3.8m (about 13'5" x 12'9"), bow window, radiator, power points, 2 double built-in wardrobes with high level cupboards over, coved and artexed ceiling.

BEDROOM 2:

3.5m x 2.9m (about 11'6" x 9'10"), radiator, TV aerial point, power points, built-in wardrobe with high level cupboard over, coved and artexed ceiling.

BEDROOM 3:

4.3m x 3.3m (about 14'5" x 10'10"), radiator, power points, coved and artexed ceiling.

FAMILY BATHROOM:

Fully tiled walls, suite comprising panelled bath with mixer/shower taps over, pedestal wash basin and low level WC, radiator, coved and artexed ceiling.

Outside

The property is set back from the road and is approached over a tarmac drive with 2 entrances, giving ample parking and leading to:

TANDEM GARAGE:

9.5m x 3.8m (about 31'2" x 12'9"), electrically operated roller door, rear access door, lights, power points, access to roof space, inspection pit.

Large Store Shed

Oil Storage Tank

There is timber fencing to the front of the property. The gardens are laid to lawns with trees and shrubs. The garden to the immediate rear of the bungalow has a paved patio, lawn, trees, shrubs, rockery, aluminium glasshouse and cold water tap. A gate leads to a further extensive garden which is laid to lawn with a pond with a water feature and shrubs.

To the rear of the formal gardens are 3 fenced paddocks and a field shelter.

THE APPARATUS AND SERVICES IN THIS PROPERTY HAVE NOT BEEN TESTED BY THE AGENTS AND WE CANNOT GUARANTEE THEY ARE IN WORKING ORDER. BUYERS ARE ADVISED TO CHECK THE VIABILITY OF THESE WITH THEIR SOLICITORS OR SURVEYORS

GENERAL INFORMATION

TENURE:

Freehold with vacant possession upon completion.

SERVICES:

Mains water and electricity. Drainage is to a private system.

COUNCIL TAX:

Band C

VIEWING:

By appointment with R Longstaff & Co. Spalding Office - Telephone: 01775 766766

LOCAL AUTHORITIES:

South Holland District Council
Priory Road, Spalding, Lincs. PE11 2XE
Telephone: 01775 761161

Anglia Water Services Ltd.
PO Box 46, Spalding, Lincs. PE11 1DB
Telephone: 0800 919155

Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
Telephone: 01522 552222

MARKET APPRAISAL:

If you are thinking of selling, Longstaffs offer free market advice and appraisal throughout the South Lincolnshire area and will be pleased to assist - please telephone us at any time.

NOTES:

Longstaffs make every effort to produce accuracy and reliable details, but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

DIRECTIONS:

Leave Spalding along Pinchbeck Road going through the villages of Pinchbeck and Surfleet to Gosberton. On reaching Gosberton, continue straight on through the village and through Quadring. Town Dam Lane is a turning on the left hand side before reaching the village of Donington, and the property is situated a short distance along on the left.

REF: S6114



These particulars are issued subject to the property described above not being sold, let, withdrawn, or otherwise disposed of. The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.









