

**Salters Way, Donington, Nr Spalding, PE11 4YE**



**Kitchen**



**Lounge**



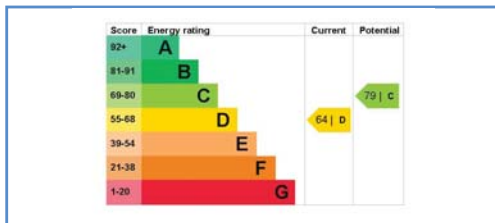
**Dining Area**



**Conservatory**



**Rear Garden**



**Energy Performance Certificate**

# Harrison Rose

Estate Agents

## FOR SALE



Detached four bedroom family home located in Dunington.

**Salters Way, Donington, Nr Spalding, PE11 4YE**

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DINING AREA
- REAR GARDEN
- GARAGE & OFF ROAD PARKING

**£249,995**

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Ref: S227

[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82

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## Ground Floor

### Hall

Entrance door, radiator, stairs leading to landing, doors to:

**Lounge** 4.42m (14'6") max x 3.08m (10'1") max  
UPVC double glazed box window to front, double radiator, opening to:

**Dining Area** 3.08m (10'1") x 2.91m (9'7")  
Radiator, sliding door to conservatory, door to:

**Kitchen/Breakfast Room** 5.47m (17'11") max x 2.75m (9') max  
Fitted with a matching range of base and eye level units with worktop space over, built-in storage cupboard, uPVC double glazed window to rear, door to side of property.

**Conservatory** 2.85m (9'4") x 2.71m (8'10")  
UPVC double glazed window surround, double doors to rear garden.

**WC**  
Fitted with a two piece suite comprising, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to front.

## First Floor

**Landing**  
Built-in airing cupboard, access to loft, doors to:

**Bedroom 1** 3.69m (12'1")max x 2.62m (8'7")max  
UPVC double glazed window to front, radiator, coving to ceiling.

**Bedroom 2** 3.69m (12'1") x 2.65m (8'8")  
UPVC double glazed window to rear, double radiator.

**Bedroom 3** 2.65m (8'8") x 2.25m (7'5")  
UPVC double glazed window to rear, radiator.

**Bedroom 4** 3.71m (12'2") x 2.16m (7'1")  
UPVC double glazed window to front, radiator.

**Bathroom**  
Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, heated towel rail.

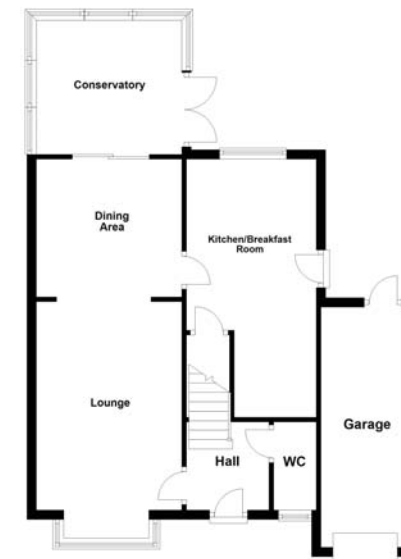
**Outside**  
The front of the property has a driveway allowing for off road parking leading to garage via an up and over door, lawned area to the side, side gate. Rear garden, mainly laid to lawn with a patio area.

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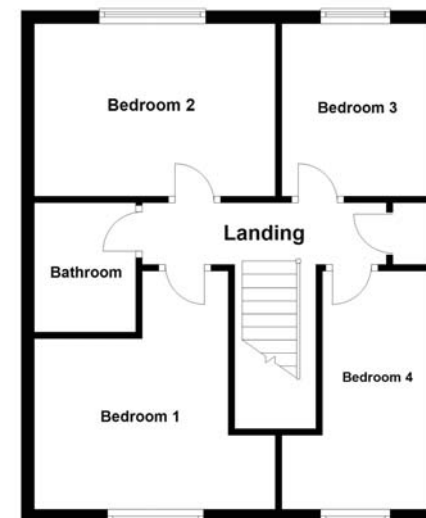
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- Call today to arrange your free valuation -

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Prospective purchasers should seek independent confirmation.

- To arrange a viewing, please call us **01733 202525** -