ARK PROPERTY









44C Ash Court, Donington, PE11 4XJ

£165,000

- Two-bedroom end-terrace house
- Tucked-away position at the end of a cul-de-sac
- Lounge to the front and kitchen/diner to the rear
- Ground floor WC
- Off-road parking and rear garden
- Offered for sale with no onward chain

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated in a tucked-away position at the end of a cul-de-sac on Ash Court in Donington, this two-bedroom house offers well-arranged accommodation ideal for first-time buyers, couples or investors. The property comprises an entrance hallway, front-facing lounge, and a kitchen/diner to the rear, along with a rear hallway and separate WC. Upstairs, there are two bedrooms and a family bathroom. Externally, the property benefits from off-road parking to the front and gated access to the rear garden. **Offered for sale with no onward chain**, this property presents an excellent opportunity for buyers looking for a straightforward purchase.

Entrance Hall

PVC double glazed entrance door. PVC double glazed window to front. Radiator. LVT flooring. Stairs to first floor landing.

Lounge 12'4" x 11'8" (3.78m x 3.57m)



PVC double glazed window to front. Feature fireplace. Radiator. LVT flooring. Understairs storage cupboard with shelving.



Kitchen 11'3" x 11'1" (3.45m x 3.39m)



PVC double glazed window to rear. Recessed spot lighting. Tiled flooring. Matching base and eye level units with roll edge work surfaces and tiled splash backs. Integrated fridge freezer. Sink unit with drainer and chrome mixer tap. Tiled splash backs. Four ring gas hob with extractor hood over. Built in electric oven and grill under. Space and plumbing for washing machine. Radiator. Wall mounted mains gas fired boiler.



Rear Porch



PVC double glazed door to rear. Tiled flooring.

Cloakroom



Close coupled toilet with push button flush. Wall mounted wash hand basin with tiled splash back. Radiator. Extractor fan. Tiled flooring.

First Floor Landing

Access to the laddered loft space. Doors to bedrooms and bathroom.

Bedroom 1 11'2" x 11'8" (3.41m x 3.57m)



PVC double glazed window to front. LVT flooring. Radiator. Built in double wardrobe.



Bedroom 2 12'6" x 8'9" (3.82m x 2.69m)



PVC double glazed window to rear. Radiator.

Bathroom 8'7" x 5'10" (2.64m x 1.78m)



PVC double glazed window to rear. Recessed spot lighting. Fitted panelled bath with wall mounted shower attachment and glass shower screen. Pedestal wash hand basin. Close coupled toilet with push button flush. Radiator. Extractor fan. Vinyl flooring.

Outside



The front of the property has a pathway leading to the front door. Separate side gate to the garden. Two off road parking spaces.
The rear garden is enclosed by timber fencing and brick wall. Lawn area with gravelled borders. Outside lighting. Cold water tap.



Property Postcode

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

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

PLEASE NOTE:
The sale of the property is subject to the grant of probate.

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: B
Annual charge: No
Property construction: Brick built
Electricity supply: British Gas
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
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:
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations:
Coalfield or mining area:
Energy Performance rating:

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.

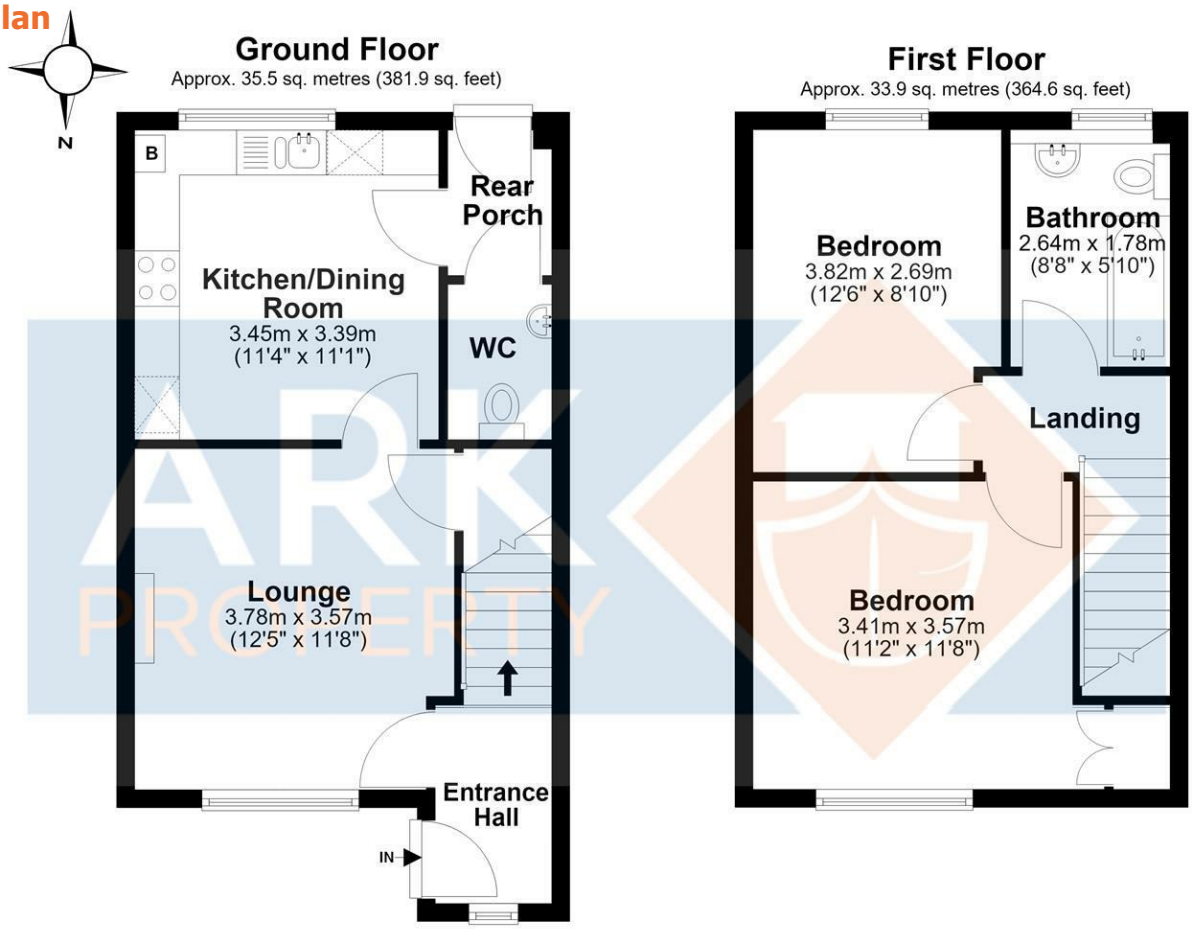
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

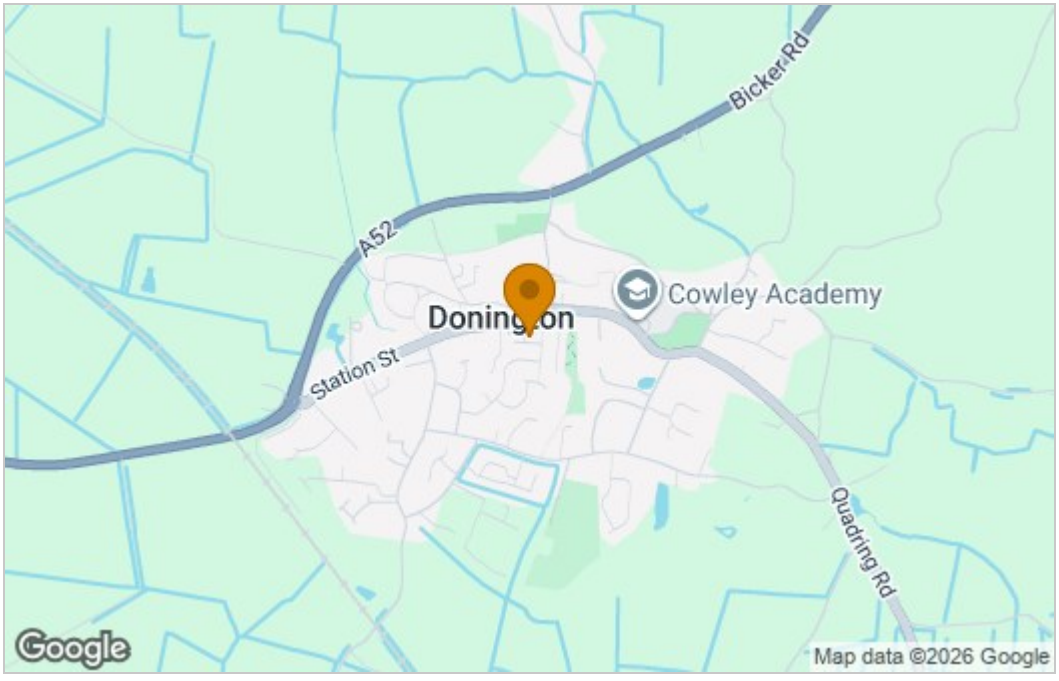
Floor Plan



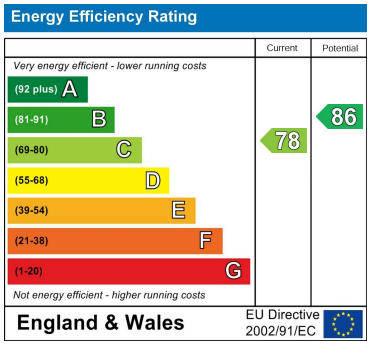
Total area: approx. 69.4 sq. metres (746.5 sq. feet)

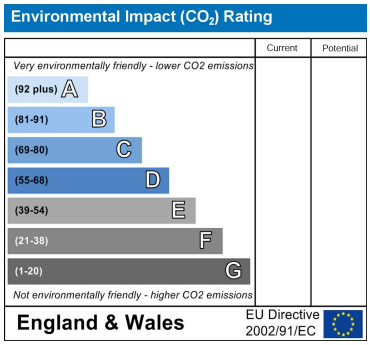
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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