



Northorpe Road, Donington, PE11

£340,000

None

Tenure: Freehold, **Bedrooms:** 4

HouseSimple is pleased to present this deceptive property in the outskirts of Donington. This family home is a MUST SEE! having undergone much improvement throughout. The huge garage offers parking for two large cars and still has room for bikes, freezer and the usual garden paraphernalia. This sepa

Key features:

- Rural
- Wood flooring
- Annex
- Gas central heating
- Extensive Parking
- Refitted Kitchen and Bathroom
- Supersize Garage
- Sitting on a 1/4 acre plot

Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band C (£1547.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



Option to be Chain Free

HouseSimple is pleased to present this deceptive property in the outskirts of Donington. This family home is a MUST SEE! having undergone much improvement throughout. The huge garage offers parking for two large cars and still has room for bikes, freezer and the usual garden paraphernalia. This separate building also incorporates a self-contained ANNEX and walk through full width attic storage.

The ground floor offers entrance hallway, fantastic sized kitchen/diner extension, ground floor shower room, utility, office/4th bedroom and a stunning 24 feet lounge. The first floor offers three well-presented and nice sized double bedrooms and modern fully tiled and refitted bathroom/WC. The excellent sized rear garden offers patio and established lawn area, with two sheds. To the front of the property is an extensive driveway suitable for several vehicles with the capacity to accommodate the family with a caravan boat etc. The property is served by Gas central heating throughout. This

the family with a caravan boat etc. The property is served by Gas central heating throughout. This truly fantastic property is a must-see family home in a desirable area of this charming village.

Entrance Hallway

A welcoming and well-presented entrance hallway giving access to ground floor rooms with staircase to first floor. Carpeted over the original parquet wooden floor.

Kitchen/Diner

A fantastic space, ideal for family dining and entertaining. Kitchen with a modern range of eye and base level storage units, with contrasting SOLID OAK work surfaces. Integrated oven/microwave/induction hob and fridge freezer with space and plumbing for a dishwasher. Breakfast bar. Patio doors lead to the large garden. Open plan to the dining area with space to seat a large family. Door to

Bedroom 4/ Office

Feature leaded UPVC double glazed window and solid oak flooring. Access door to hallway.

Lounge

A superb 24 feet long lounge with period bay windows and original solid wood parquet block flooring. The lounge has UPVC double glazed windows to three sides and two central heating radiators.

Utility

Space for both washing machine and tumble dryer. Extensive storage cupboards. Stainless steel sink. Radiator. UPVC double glazed door to outside.

WC/Shower

Fully tiled shower cubicle and low-level WC. Chrome towel radiator UPVC double glazed window
Stairs leading to first floor

Bedroom 1

UPVC double glazed window to front elevation. Radiator. Fully fitted wardrobes

Bedroom 2

UPVC double glazed window to front elevation. Radiator.

Bedroom 3

UPVC double glazed window to side elevation. Radiator.

Family Bathroom

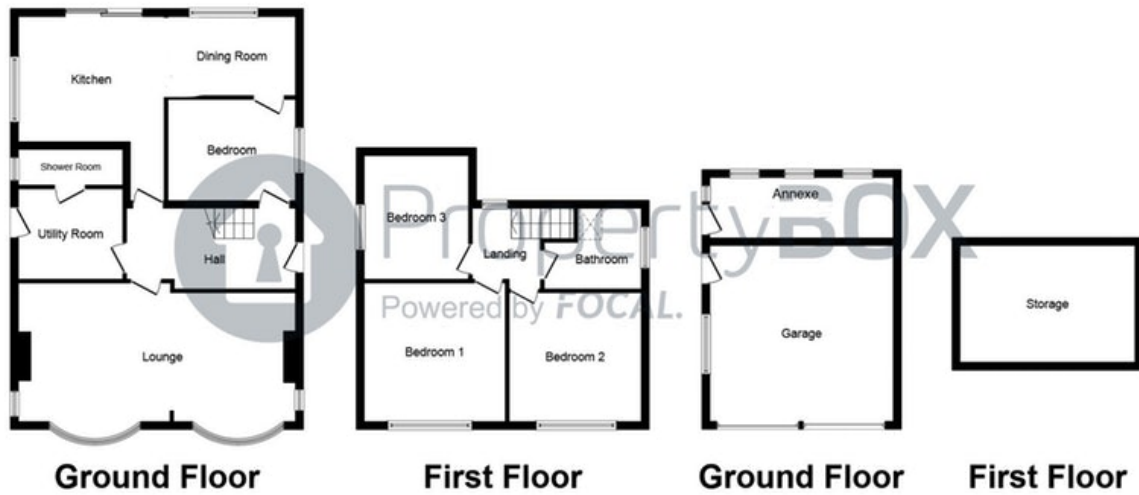
L Shaped full length Shower bath with pumped shower. Fully tiled including the floor. Integrated storage. UPVC double glazed window. Chrome towel radiator.

The property stands on a large plot of ¼ Acre STS and is sensibly placed so as to allow parking for numerous vehicles to the front whilst retaining a fully enclosed and mature rear garden.

Annex

A self-contained annex with kitchenette, WC with tiled shower cubicle, built in wardrobe and bedroom/living area.


Floor plan:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Performance Certificate:

Energy Performance Certificate



25, Northorpe Road, Donington, SPALDING, PE11 4XU

Dwelling type: Detached house	Reference number: 0468-0090-6248-5801-5990
Date of assessment: 06 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 August 2019	Total floor area: 130 m ²

Use this document to:

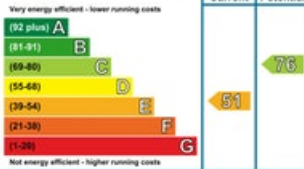
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,896
Over 3 years you could save	£ 1,758

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 1,758 over 3 years</p> </div>
Heating	£ 4,212 over 3 years	£ 2,628 over 3 years	
Hot Water	£ 438 over 3 years	£ 264 over 3 years	
Totals	£ 4,896	£ 3,138	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
	51	76

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 552
2 Cavity wall insulation	£500 - £1,500	£ 783
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 267

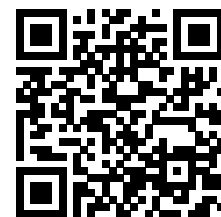
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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