

3 Bed Terraced In Arnhem Way , Donington, PE11 4YJ

£39,995





SHORT DESCRIPTION

Property Ref: 12804 PRICE CUT!!! £39,995. Spacious, modern house, mid-terrace of three so well insulated, in the sought-after commuter town of Donnington with easy access to Sleaford, Spalding and Boston. Three bedrooms, two double, one single, main bathroom upstairs plus additional cloakroom with washbasin and toilet downstairs. Allocated parking for two cars at front of property. House is only 9 years old, new gas hob fitted in January. Split-level dual control central heating, so you can heat downstairs or upstairs independently of each other which saves money. This is a shared ownership house with Platform Housing, with 25% of the leasehold available for £39,995. This is discounted from the valuation of £185,000. The percentage of ownership can be increased. It's an affordable method of building equity for a subsequent bigger house purchase, or just getting on the housing ladder. You pay Platform Housing a rent/management fee of £364pm, plus your mortgage on the part share, and get to live in a 9-year old, three bed house, which would otherwise cost £1200 a month to buy outright. **HALLWAY** Having a partially obscured, glazed front entrance door with wood effect laminate floor, radiator, wall-mounted fuse box, digital control for central heating, smoke alarm and staircase leading upstairs. Note the two-bed houses on the complex do not have this hallway. **LOUNGE** 14'4" x 12'9" - 5.37m x 3.89m maximum Spacious lounge having a window to the front aspect, radiator, satellite TV connection, with doorway through to kitchen. **KITCHEN DINER** 16'2" x 12'9" - 4.93m x 4.19m maximum Having roll edge work surfaces, roll edge, steel sink and drainer with mixer taps. Plenty of storage cupboards, integrated Zanussi electric oven, new four-ring gas hob, working extractor fan above. Comes with black washing machine, plumbed in, and silver-grey fridge-freezer. Storage space with door under stairs. Option to include dining table and chairs - will remove if not required. Door to garden, also door to downstairs cloakroom. **CLOAKROOM** Comprising two piece suite, with washbasin and toilet, extractor fan. **REAR GARDEN** Comes with a storage shed, mainly laid to lawn, two black bins supplied. Secure gate at bottom opens to pathway that leads round to the front of the trio of houses. **UPSTAIRS LANDING** Leads to three bedrooms and bathroom. Has storage cupboard above stairs and one large cupboard between bedrooms, with slats for bedding. **BEDROOM ONE** 15'4" x 8'10" - 4.67m x 2.69m max Double bedroom. Double glazed window to front, radiator and ceiling light. Controller for upstairs central heating. **BEDROOM TWO** 12'9" x 8'10" - 3.89m x 2.69m max Double bedroom. Window to rear aspect, radiator and ceiling light. **BEDROOM THREE** 10' x 6'9" - 3.05m x 2.06m Single bedroom. Window to front aspect, radiator, ceiling light. **NOTE:** All bedrooms and lounge come with curtain pole fittings, curtains and lightshades. The curtains can be removed prior to completion if required. **BATHROOM** Three piece suite with push-button toilet, washbasin with mixer tap, bath with mixer and wall-mounted mains-fed shower above bath. Glazed window to rear, working extractor fan..

3

Bed Room(s)

1

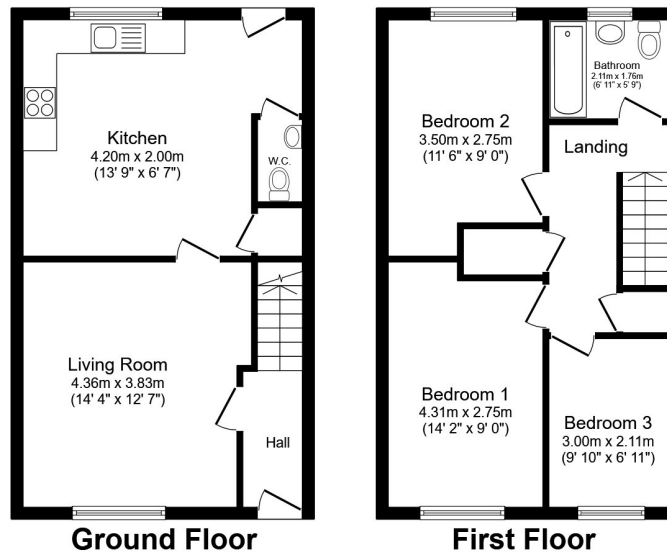
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 85.9 sq.m. (925 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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