



KEW HOUSE STATION STREET

SPALDING, PE11 4UQ

£210,000
FREEHOLD

Kew House, Station Street, Donington, Spalding, PE11 4UQ, is a charming three-bedroom detached home priced at £210,000, blending cottage-style character with modern comfort in the heart of the popular Donington village. This beautifully presented property boasts a spacious lounge with an exposed brick fireplace, a characterful kitchen/diner, and patio doors opening to an enclosed rear garden, perfect for entertaining. Featuring a master bedroom with en-suite, two additional generous bedrooms, and an energy-efficient EPC Rating B, Kew House offers stylish, low-maintenance living just a short walk from local amenities. Don't miss this rare opportunity to own a delightful home in a sought-after location—arrange your viewing today!

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- Chain Free • EPC rating: B • Detached three-bedroom house in popular Donington village • Spacious lounge with exposed brick feature fireplace • Kitchen with character opening into dining area • Patio doors from lounge and dining area leading to enclosed rear garden • Downstairs WC for added convenience • Master bedroom with en-suite shower room • Two additional well-proportioned bedrooms and a family bathroom • Rear garden mainly laid to lawn with side gate access



Summary

Kew House, Station Street, Donington, Spalding, PE11 4UQ
£210,000 - Detached 3-Bedroom House, EPC Rating: B

Overview

Nestled in the heart of the sought-after village of Donington, Kew House is a beautifully presented three-bedroom detached home that seamlessly blends spacious modern living with charming cottage-style character. Ideally located within easy reach of the town centre and its array of local amenities, this property offers comfort, style, and convenience at an attractive price of £210,000.

Key Features

Three Generous Bedrooms: Including a large master with en-suite shower room.
Spacious Throughout: Thoughtfully designed layout with ample living space.
Charming Cottage Aesthetic: Exposed brick fireplace and characterful kitchen/diner.

Enclosed Rear Garden: Low-maintenance lawn and gravelled area with side gate access.

Energy Efficient: EPC Rating B for cost-effective living.

Property Description

Enter Kew House through a welcoming entrance hall with a convenient downstairs WC (2.03m x 1.04m). The heart of the home is the spacious lounge (4.55m x 3.25m), featuring an exposed

brick fireplace, front and rear windows, and patio doors opening to the enclosed rear garden, creating a bright and inviting space. The character-filled kitchen/diner (6.22m x 3.66m) is ideal for entertaining, with seamless flow into the dining area, ample storage, and patio doors to the garden.

Upstairs, the large master bedroom (4.34m x 3.77m) boasts a private en-suite shower room and dual-aspect windows for a bright, airy feel. Two additional well-proportioned bedrooms (Bedroom 2: 3.71m x 3.63m; Bedroom 3: 3.18m x 2.33m) offer versatile space for family, guests, or a home office. A modern family bathroom (2.31m x 1.70m) completes the first floor.

Outside, the enclosed rear garden is mainly laid to lawn with a gravelled area, providing a low-maintenance yet functional outdoor space, perfect for relaxation or entertaining. A side gate offers easy access to the front of the property.

Location

Kew House is perfectly situated in the popular village of Donington, renowned for its friendly community and excellent amenities, including shops, schools, and eateries. With the town centre just a short walk away, this home combines village charm with easy access to modern conveniences.

Additional Information

Price: £210,000.

EPC Rating: B – Energy-efficient and cost-effective.

Layout: Ground floor with lounge, kitchen/diner, entrance hall, and WC; first floor with three bedrooms, en-suite, family bathroom, and landing.

Kew House is a rare opportunity to own a characterful yet modern home in a highly desirable village location at an excellent value. Arrange a viewing today to experience its charm and versatility firsthand!

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ADDITIONAL INFORMATION

Local Authority – South Holland

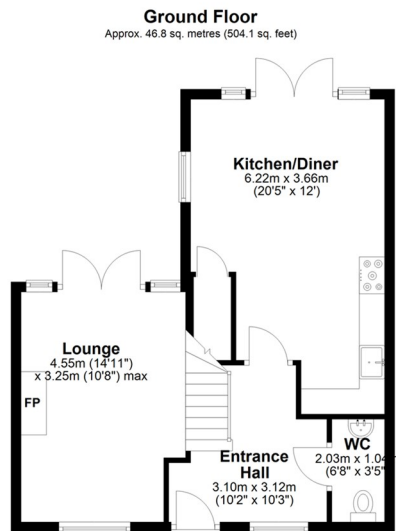
Council Tax – Band C

Viewings – By Appointment Only

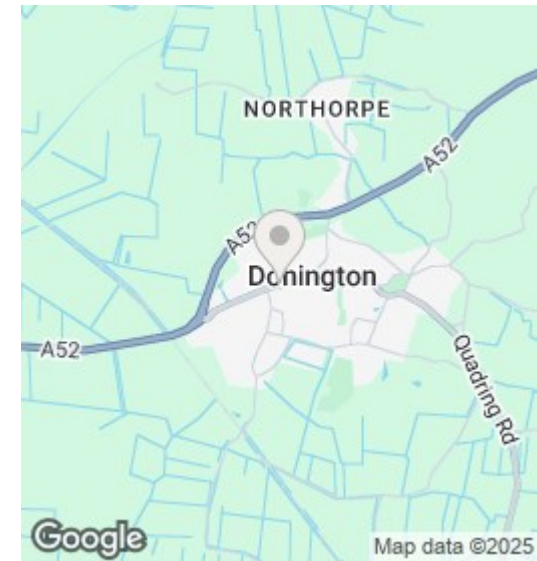
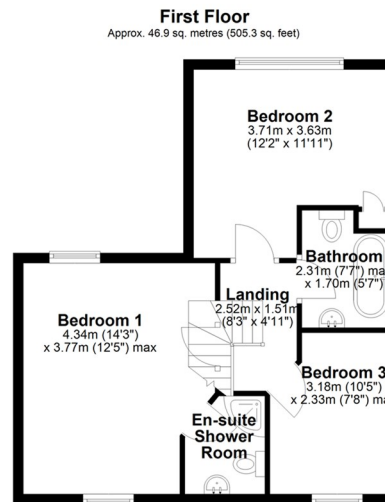
Floor Area – sq ft

Tenure – Freehold





Total area: approx. 93.8 sq. metres (1009.4 sq. feet)
Kew House



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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