





9 CHURCH VIEW CLOSE

SPALDING, PE11 4UB

£240,000

FREEHOLD

CHAIN FREE! Extended three-bedroom family home situated in the popular village of Donington. Benefiting from a spacious 23ft lounge/diner, separate sitting room, kitchen/breakfast room, master bedroom with ensuite, two further good-sized bedrooms and a family bathroom. Externally, the property boasts an extensive, fully enclosed rear garden featuring established trees, patio seating areas, raised vegetable beds and a useful summer house/shed. Conveniently located for local village amenities and access to Spalding. NO ONWARD CHAIN!

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• Extended three-bedroom family home • NO ONWARD CHAIN • Spacious lounge/diner measuring approximately 23ft • Separate sitting room or potential dining room • Good-sized kitchen/breakfast room overlooking the garden • Separate first-floor family bathroom • Established trees and attractive garden features • Popular village location of Donington • Convenient access to Spalding and surrounding market towns • Master bedroom with generous ensuite bathroom





Summary

CHAIN FREE! EXTENDED THREE-BEDROOM FAMILY HOME WITH ENSUITE, SPACIOUS LOUNGE/DINER AND EXTENSIVE ENCLOSED REAR GARDEN!

Sedge Estate Agents are delighted to bring to market this spacious and extended three-bedroom family home, situated within the popular village of Donington, near Spalding. Being offered for sale with NO ONWARD CHAIN, the property offers generous and versatile living accommodation, three well-proportioned bedrooms and an impressive, well-maintained rear garden, making it an excellent opportunity for families, first-time buyers and those looking for additional outdoor space.

Upon entering, the property offers a welcoming entrance hall leading through to a good-sized sitting room, which could equally be utilised as a separate dining room if required. To the rear, there is a well-proportioned kitchen/breakfast room overlooking the garden, providing an excellent space for everyday family living.

A particular feature is the impressive extended lounge/diner, measuring approximately 23ft in length, offering plenty of room for both relaxing and entertaining. With access and views towards the rear garden, this is a fantastic additional reception space.

Upstairs, the property continues to impress with three good-sized bedrooms. The master bedroom benefits from a generous ensuite bathroom, while bedrooms two and three are served by a separate family bathroom. The accommodation offers excellent flexibility for growing families, guests or those requiring space to work from home.

Externally, the property boasts an extensive, fully enclosed and beautifully maintained rear garden, featuring a variety of established trees and attractive planting. There are several easily accessible, low-maintenance patio areas, ideal for outdoor dining and entertaining, alongside a series of raised vegetable beds, perfect for growing your own fruit, vegetables and plants. A useful summer house/shed provides additional storage or an ideal space for hobbies. The garden offers a wonderful combination of patio, established planting and outdoor space, making it a real highlight of the property.

LOCATION

Church View Close is situated within the popular village of Donington, offering a pleasant village lifestyle whilst remaining conveniently positioned for access to the nearby market town of Spalding. Donington benefits from a range of local amenities, including shops, schooling, public houses and everyday conveniences, making it a popular choice for families.

Spalding town centre is within easy reach, providing a wider selection of supermarkets, independent retailers, restaurants, leisure facilities and railway connections. The surrounding area also offers convenient road links towards Boston, Bourne and the wider Lincolnshire area.

KEY FEATURES

- Extended three-bedroom family home
- NO ONWARD CHAIN
- Spacious lounge/diner measuring approximately 23ft
- Separate sitting room or potential dining room
- Good-sized kitchen/breakfast room overlooking the garden
- Master bedroom with generous ensuite bathroom
- Two further well-proportioned bedrooms
- Separate first-floor family bathroom
- Extensive, fully enclosed and well-maintained rear garden
- Established trees and attractive garden features
- Low-maintenance patio areas ideal for outdoor entertaining
- Raised vegetable beds, perfect for growing your own
- Useful summer house/shed
- Popular village location of Donington
- Convenient access to Spalding and surrounding market towns

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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1227.00 sq ft

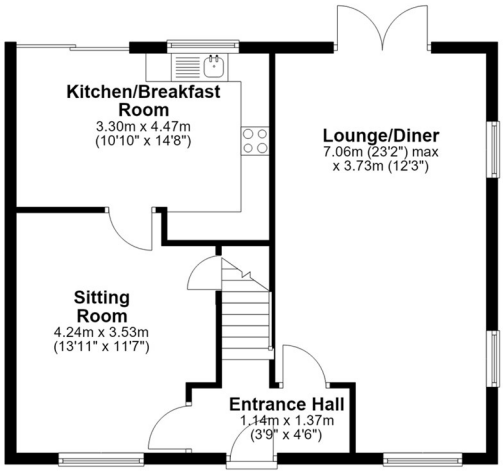
Tenure – Freehold





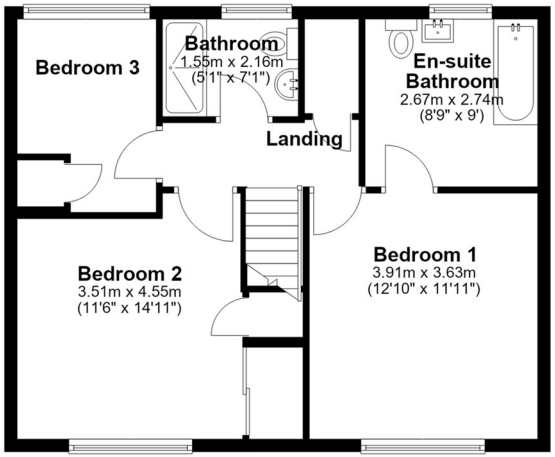
Ground Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



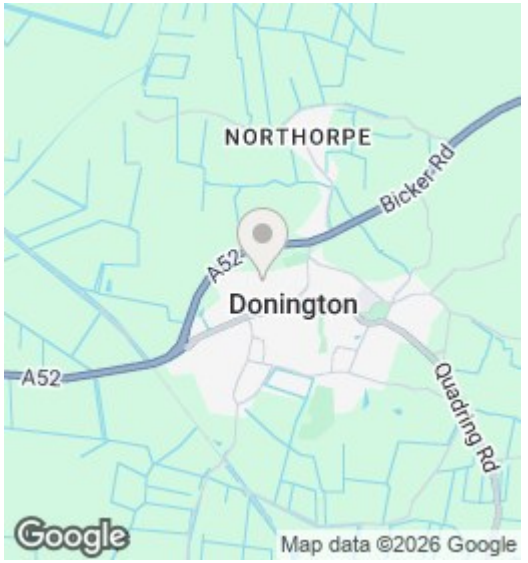
First Floor

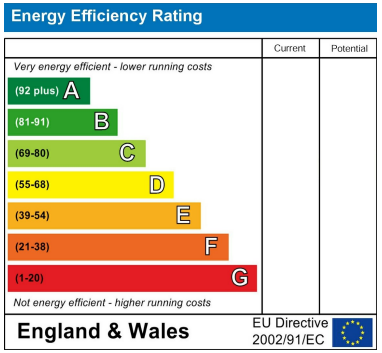
Approx. 55.6 sq. metres (598.3 sq. feet)



Total area: approx. 114.0 sq. metres (1227.1 sq. feet)

9 Church View





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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