



2 Maple Way, Donington

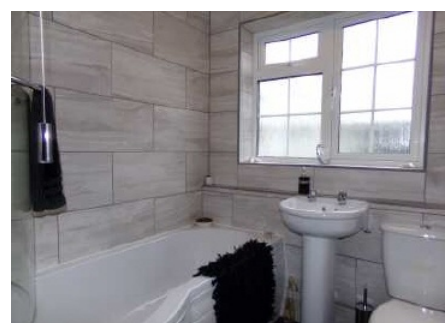
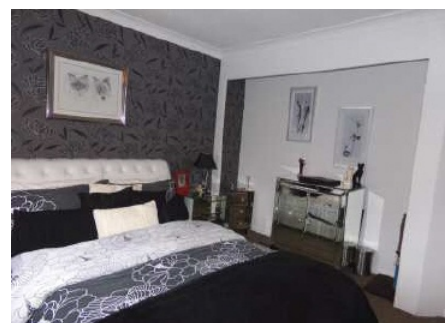
£162,500

IMMACULATE TWO BEDROOM SEMI DETACHED PROPERTY WITH SINGLE GARAGE

Located in the bustling village of Donington with a High Street of every amenity a Village needs. This two bedroom property is presented to a high standard. The bungalow comprises of entrance hallway, living room, kitchen, two bedrooms and bathroom. The property is situated on a corner plot with laid to lawn area to the front. To the side of the property is vehicle access allowing off road parking and further access to the single garage. The rear garden is fully enclosed, laid to lawn and slabbed area ideal for seating and entertaining.

- Two Bedroom Semi Detached Property
- Off Road Parking

- Single Garage
- Immaculate Condition



ENTRANCE HALLWAY

Part glazed Upvc door to side aspect. Carpeted. Thermostat control. Carbon monoxide alarm. Smoke alarm. Storage cupboard with shelving. Storage cupboard with shelving and hanging rails. Airing cupboard housing boiler. Ceiling light. Carpeted. Loft access.

LIVING ROOM

Upvc window to rear aspect with glazed pedestrian door to garden. Ceiling light. Artexed and coved ceiling. Radiator. Carpeted. Television point.

KITCHEN

8'09 x 8'03 (2.67m x 2.51m)

Part glazed Upvc door to side. Upvc window to rear. Tiled walls and flooring. Base and wall units with roll top work surface over. Artexed and coved ceiling. Strip lighting. Stainless steel sink with drainer. Space and plumbing for washing machine. Space for electric oven with extractor fan over. Space for under counter fridge or freezer. Radiator.

BATHROOM

5'09 x 5'07 (1.75m x 1.70m)

Upvc window to side aspect. Tiled flooring. Toilet. Wash hand basin. Panelled bath with shower over and glass door. Artexed and coved ceiling. Ceiling light. Extractor fan.

MASTER BEDROOM

12'01 x 10'11 (3.68m x 3.33m)

Upvc window to front aspect. Carpeted. Radiator. Ceiling light. Artexed and coved.

BEDROOM TWO

8'10 x 7'09 (2.69m x 2.36m)

Upvc window to front aspect. Carpeted. Ceiling light. Radiator. Artexed and coved ceiling.

EXTERIOR

The property is set on a corner plot with laid to lawn area to the front. To the side of the



property is vehicle gated entrance with access to the single garage and off road parking. Pedestrian gate leading to the rear garden. The rear of the property is fully enclosed, laid to lawn and slabbed area ideal for seating and entertaining.

PROPERTY POSTCODE

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

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

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

VIEWING

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.

OFFERS 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

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 your 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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

DISCLAIMER

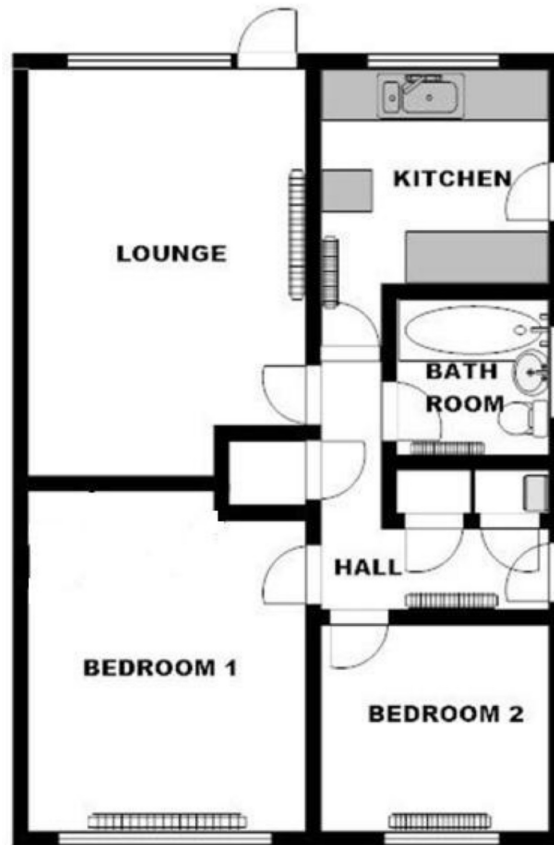
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for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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