



New Development, Maple Way
Donington, Spalding, Lincolnshire, PE11 4XL

From
£425,000

3 Bedroom Bungalow

- Freehold
- Brand new executive bungalows
- Three bedrooms & ensuite to bed 1
- Open plan kitchen dining living
- Air source under floor heating throughout
- Integrated appliances to kitchen
- All flooring included throughout
- Double garages with electric roller doors
- Peace of mind 10-year warranty
- Built by quality local builders



Overview

Brand new high specification bungalows nestled onto a private drive within the popular village of Donington. With only 6 bungalows being built, these executive bungalows will be fitted with quality materials and offer spacious living accommodation combined plus offering a double garage with each home.

With initial build completions to take place Q2 2025, early reservations are being accepted and offering the opportunity to have a chose of some of the fittings, all subject to build stage.



Some of the stand out features include; Air source heat pump with underfloor heating throughout, hardwood internal doors, all flooring included with a choice of LVT to kitchen & wet areas and a choice of carpet to other areas, premium Symphony fitted kitchen with a choice of unit styles if reserved early, Quartz worktop fitted as standard, all integrated appliances to include Fridge freezer, dishwasher, microwave combination oven, single oven & warming drawer, wine cooler, electric car charging point, electric roller garage doors, Turf included to front gardens and premium sandstone slabs to footpaths and patios. Other fittings can be considered as an agreed extra cost to include; a free standing multi fuel stove, boiling tap to the kitchen, roof mounted PV panels and CCTV upgrade. All extras and alterations of standard specification are subject to build stage.

There are only 2 designs of bungalows being built, 'The Beach' & 'The Blackthorn'. Both designs, although with different layouts, offer: A spacious entrance hallway, three main bedrooms with an ensuite shower room to the principal bedroom, a main bathroom offering a separate bath & shower, a separate utility room. To the rear is the expansive kitchen dining living space with bi folding doors to the rear gardens. Externally, a driveway will lead to a detached double garage for each home, having an electric roller door and a side personal door.



Example finish from builders previous development - Wignals Wood



Example finish from builders previous development - Wignals Wood

Donington – The village located South Lincolnshire, near the town of Spalding, is a large community and offers a whole range of amenities to include convenience stores, takeaways, schools, public house & restaurant and public open spaces, with an historical marketplace in the middle of the village. Located just off the main A52, making it convenient for travel to larger settlements include the towns of Grantham, Sleaford & Boston, with Grantham being only 20 miles away and offering a fast train link to London Kings Cross in under 1hr.

There will be management company in place for the site at a cost of £495 per year per property.

Reservation fee applicable to secure a plot - £1,000.

PLEASE NOTE: Please note all specification is subject to change. Floorplans and measurements are taken from architectural drawings and are for guidance purposes only. Computer generated images are not to scale and are for identification purposes only. Final finishes and materials may vary and landscaping is illustrative only. Please make sure you discuss final designs and layouts with us before reserving. Internal images are to be used as an example and are off the same design bungalow at another new development site.





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Site Layout



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Josh Campbell-Foreman
Mortgage & Protection Adviser

0330 912 0007

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New Development, Maple Way, Donington
is on the market with our Spalding branch

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