



Bainside Mill Road Donington-on-Bain Louth LN11 9TF

£325,000

Council Tax Band D. EPC rating D.

JOHN TAYLORS
EST. 1859

Situated in a sought-after Lincolnshire Wolds village, this detached house stands in a plot of approximately 0.20 acres and enjoys three double bedrooms, ample off street parking as well as having attractive views of open countryside. The village benefits from having a number of amenities including a primary school, public house, Post Office and village shop and village hall and enjoys many public footpaths including part of the Viking Way. It is also conveniently situated for the market towns of Louth to the north east and Horncastle to south. EPC rating D . Council Tax Band D.

Rooms

Entrance Hall

With tiled floor, coved ceiling, uPVC double glazed window, radiator, thermostat and staircase to 1st floor.

Sun room

With uPVC double glazed external doors, uPVC double glazed windows, uPVC double glazed inner door opening to hallway. 24'7" x 5'1" (7.55m x 1.56m)

Stairs to first floor landing

With uPVC double glazed window, access to roof space and coved ceiling.

Lounge

With radiator, feature fireplace, coved ceiling, timber framed windows with secondary glazing. 17'6" x 11'6" (5.39m x 3.56m)

Kitchen Diner

Kitchen diner With fitted wall and base cupboards, oak wood block worktops, range cooker, large Belfast porcelain sink and mixer tap, space for fridge, freezer and dishwasher, tiled splash backs, uPVC double glazed window, tiled floor, down lighters, radiator, box bay window having uPVC double glazed windows. Minimum depth measurement.

Cloak Room

With wash basin, toilet, radiator, dado rail, and panelling below, uPVC double glazed window and radiator.

Utility Room

With stainless steel sink and cupboard below, worktop and plumbing for washing machine, fitted vent for tumble dryer, fitted wall and base cupboards, tiled walls, radiator, access to roof space and uPVC double glazed window, pedestrian access door to garage.

14'7" x 5'7" (4.5m x 1.75m)

Rear Entrance Porch

With double glazed external door, tiled floor, and uPVC double glazed inner door opening to utility room.

Bedroom 1

With large uPVC double glazed window, having attractive views of open fields across the Lincolnshire Wolds, radiator and coved ceiling.

11'8" x 11'7" (3.6m x 3.58m)

Bedroom 2

With built-in storage cupboard, uPVC double glazed window, coved ceiling, and radiator.

11'7" x 9'4" (3.59m x 2.88m)

Bedroom 3

With coved ceiling, radiator, alcove shelving, uPVC double glazed window, having attractive views across the Lincolnshire Wolds.

Maximum depth and minimum width measurements.

11'4'5" x 8'7" (3.49m x 2.66m)



Bathroom

With roll top slipper bath having telephone shower tap, WC, wash basin, large walk-in, shower cubicle, having lined walls, mains fed, rain shower and handheld shower combo, chrome heated towel rail/radiator, down lighters, extractor fan, tiled floor, uPVC double glazed window, dado rail and panelling below.

10'1" x 6' (3.08m x 1.85m)

Double Garage

With electric roller shutter door, uPVC double glazed window, power and lighting, Worcester oil fired central heating boiler and hot water cylinder.

16' x 16'1" (4.9m x 4.93m)

Gardens

The property stands in a plot of approximately 0.20 acres and includes spacious gardens which are mostly laid to lawn at the front of the house, and have inset semi mature trees and fruit trees. A tarmac driveway leads to the garage and includes PVC oil storage tank. At the rear of the property, the garden comprises of a paved patio area and has a cold water tap. Beyond the patio is a lawn with inset shrubs and trees, vegetable plot as well as a raised decked area, garden seat and ornamental pond with ornamental bridge over and water fall feature.

Services

The property is understood to have mains water, electricity and drainage. Oil fired central heating.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the governments' online portal, the property is currently in Council Tax Band D.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

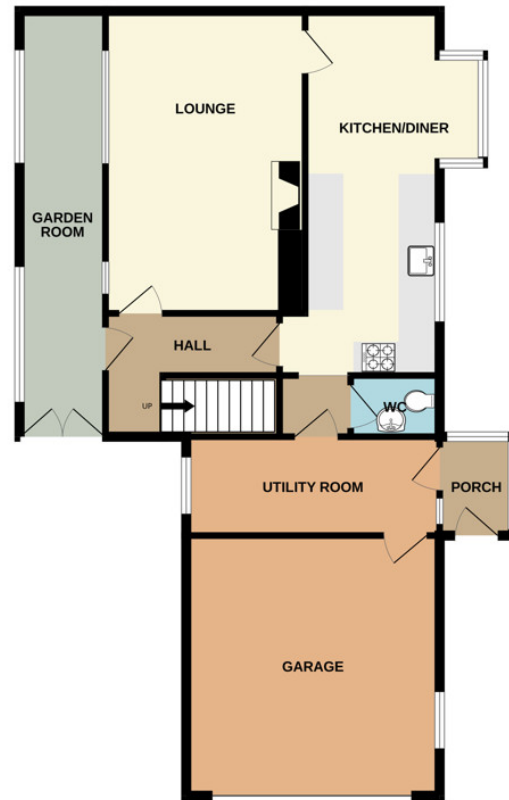
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
946 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

