



6 Meadowcroft Donington-on-Bain Louth LN11 9TP

£210,000

Council Tax Band A

**JOHN TAYLORS**  
EST. 1859

**A spacious semi detached house, situated on a good size plot in this Lincolnshire Wolds village and enjoys views of open countryside from the rear bedrooms. The accommodation includes entrance hall, two reception rooms, a galley kitchen with WC off, conservatory and internal boiler room. On the first floor there are three generous size bedrooms and a bathroom. 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 F . Council Tax Band A.**

## Rooms

### Entrance Hall

With composite front door having inset glazed panel, radiator, telephone point and under stairs pantry /storage cupboard.

### Lounge

With brick open fireplace having Regency style pine surround and stone hearth, uPVC double glazed window, radiator, picture rail, central heating thermostat control. Measurements into chimney recess.

13'9" x 12'5" (4.26m x 3.81m)

### Dining room

With brick open fireplace and tiled hearth, radiator and uPVC double glazed window.

12'5" x 10'5" (3.81m x 3.23m)



### Kitchen

With a range of fitted base cupboards and wood block worktops, porcelain sink having draining board and mini sink, tiled splash backs, space for electric cooker and fridge freezer, breakfast bar, plumbing for a washing machine, radiator and three uPVC double glazed windows.

16'3" x 6' (4.97m x 1.84m)

### W.C.

With hand basin, toilet and uPVC double glazed window.

### Conservatory

With uPVC double glazed windows and polycarbonate roof, brick base, uPVC double glazed doors to front and rear elevations.

15'8" x 9' (4.82m x 2.75m)

### Boiler room/Store

With Boulter oil fired central heating boiler, fitted cupboards and worktops, central heating control programmer, access to roof space, uPVC double glazed window.

9'1" x 6' (2.78m x 1.85m)

### Stairs to first floor landing

With access to roof space & uPVC double glazed window.

### Bedroom 1

With a uPVC double glazed window having views of open countryside beyond, radiator, built-in airing cupboard housing a hot water cylinder.

12'5" x 11'7" (3.81m x 3.57m)

### Bedroom 2

With radiator and uPVC double glazed window having views of open open countryside beyond. Maximum width and minimum depth measurements.

13' x 9'3" (3.97m x 2.84m)

### Bedroom 3

With uPVC double glazed window, radiator, over stairs built-in storage cupboard. Maximum width measurement.

9'5" x 9'4" (2.92m x 2.88m)

### **Bathroom**

With panel bath, wash basin, WC, part tiled walls, radiator and obscured uPVC double glazed window.

7' x 6' (2.14m x 1.83m)

### **Outside**

The front garden is mostly laid to lawn and includes a concrete footpath and inset fruit trees and a pvc oil storage tank. The rear garden is again mostly laid to lawn and is enclosed with timber fencing and hedging and includes inset fruit trees and ornamental trees and well as a paved patio.

### **Services**

We understand that the property has mains water, drainage and electricity. Oil fired central heating.

### **Tenure**

The property is understood to be freehold.

### **Council Tax Band**

According to the government online portal, the property is currently in Council Tax Band A.

### **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**

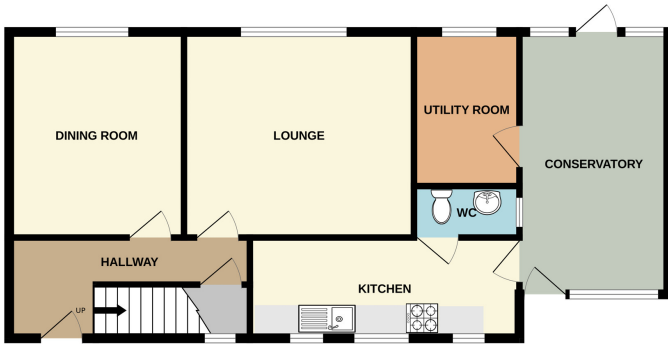
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### **Thinking Of Selling?**

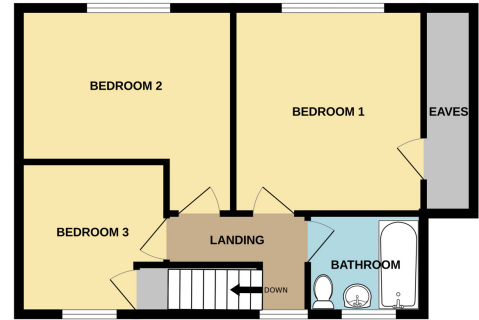
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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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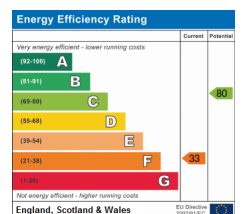
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.