



CHURCH VIEW BUNAGLOW,
DONINGTON-ON-BAIN, LN1 1 9TJ

Masons
EST. 1850



ABOUT CHURCH VIEW BUNAGLOW...

Located in a popular Wolds village, this spacious detached bungalow occupies a generous plot in a superb, elevated position directly opposite the Church. The bungalow requires a scheme of modernisation however offers great potential with Breakfast Kitchen, Pantry, Dining room, Lounge, 3 bedrooms and bathroom. Externally the property offers ample off street parking with garage, garden store and generous wrap around gardens with the rear enjoying a sunny southerly aspect.

Directions

Proceed away from Louth along Westgate and to the roundabout on the bypass, then carry straight on and at the South Elkington fork, bear left. Follow the A631 to Welton-le-Wold and after passing the garage on the left, take the next left turn along the Bluestone Heath Road. At the first crossroads turn right towards Donington-on-Bain, follow the lane and eventually at the T-junction, turn left towards the village. The property can be found on the right in the village centre, facing the church.

The Property

Believed to date back to 1968 and having brick-faced cavity wall construction with pitched timber roof and interlocking tile covering, the property benefits from fully uPVC double-glazed doors and windows with matching uPVC soffits, fascias and guttering. At the side of the property is a single garage of brick construction with flat roof. Heating is by way of an oil-fired system with Firebird Olympic boiler located in the kitchen with oil storage tank to front garden. The bungalow sits on a large, elevated plot above the road and is superbly positioned, directly opposite the Church of St Andrew centrally within the village making this superb property just a minute's walk from the shop, post office and pub.

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)



ACCOMMODATION

Entrance Hall

Having timber-effect composite door with central leaded window, tile-effect vinyl cushion flooring, wallpaper to walls.

Cloaks/WC

Off the entrance hall having low-level WC, frosted glass window, fitted shelving and tile-effect vinyl cushion flooring.

Store

Having shelving to perimeter, tile-effect vinyl cushion flooring and housing the electric consumer unit and meter.

Breakfast Kitchen

A spacious room having a range of base and wall units with rolltop laminated work surfaces, tiling to splashbacks and single bowl stainless steel sink. Plumbing and electrics provided for washing machine and electric cooker connection point. To one side is the Firebird Olympic floor-mounted, oil-fired boiler. Space to side for table and large windows to two aspects overlooking the front garden of the property with views to the church. Tile-effect vinyl cushion flooring.

Pantry

With a sliding door from the kitchen, frosted glass window to side and fitted shelving with vinyl cushion flooring.





Dining Room

Centrally positioned with connecting doors through to kitchen and rear hall. Fireplace to side with brick surround (chimney currently blocked off). Fitted shelving to one side, window overlooking front and carpeted floor.

Rear Hall

Having fully glazed uPVC door and window to side with frosted glass into rear garden. Panelled doors into principal rooms. L-shaped hall with cupboard housing the hot water cylinder and shelving provided for laundry. Loft hatch to roof space, central heating thermostat and carpeted floor.

Lounge

Superbly proportioned reception room having large windows to front and rear aspects with views of the church to the front and the garden to the rear. Brick fireplace to one side with built-in alcoves and slate hearth. Carpeted floor.



Bedroom 1

A good size double bedroom with large window to side, carpeted floor and a range of built-in wardrobes with sliding doors and dressing table.

Bedroom 2

Positioned at the rear, another double bedroom with window overlooking the garden and carpeted floor.

Bedroom 3

A good size bedroom at the rear with window overlooking the garden, carpeted floor.





Bathroom

With large corner shower cubicle with Mira thermostatic unit and sliding glass door, fully tiled to all wet areas. Wash hand basin with mirrored cupboard above, low-level WC, frosted glass window to side and vinyl cushion flooring.

Outside Store

Accessed externally by a white uPVC door positioned at the front of the property with uPVC window to front elevation, fitted shelving, light and power. Would make an ideal garden store, utility or potentially could be incorporated into the main dwelling.

Attached Garage

Positioned to the left of the property with up-and-over door to the front, window to the rear and timber pedestrian door to side. Light and power provided with concrete floor and fitted shelving to one side.

Outside

To the front of the property the driveway gives access to the garage with the remainder of the front laid to lawn with initially steep banking and then levelled lawn to the elevated property. Fenced and hedged boundaries with the right-hand side having brand new fence installed, with mature shrubs and bushes and the oil storage tank. Concrete steps leading up from the road with pathway to the side entrance door. Outside light provided. Grassed lawn down the side of the property with concrete path leading around the perimeter.

Rear Garden

Having newly installed feather-edged fencing to side and rear boundary. Garden laid to lawn with mature bushes and shrubs with the garden enjoying a southerly aspect. Patio area adjacent rear door and the garden extending around the side of the garage with water collection butts.



Location

Donington-on Bain is around 8 miles from Louth market town and around 10 miles equidistant from Market Rasen and Horncastle, the former having rail links to the national network and the latter known for its many antique and bric-a-brac shops. Louth is known as the Capital of the Wolds and has three markets each week and an attractive Conservation Area around the superb St James Church. There are many restaurants, bars, wine bars and cafes in addition to the independent shops and numerous sports and hobby activities. The cathedral city of Lincoln is approximately 20 miles away while the holiday coast is about 21 miles, with resorts, nature reserves and miles of open beach. One of the best villages in the Wolds for amenities having post office with shop, convenience store, the Black Horse pub serving food and providing visitor accommodation, a mobile library service, excellent mobile fish and chip van, a multi-use games area with playing fields and hard tennis courts and a children's play area.

The Viking Way passes through the centre of the village leading through the countryside for miles either to the north or south (149 miles in total for the hardy!) The village hall hosts several events including craft fairs, race nights, Pilates, yoga and card nights. There is a village primary school and bus service to the secondary/grammar schools and academies in the area. The stone-built Grade 2 Listed Church of St Andrew stands opposite the property in the heart of the village and is c.1779, restored 1868 with origins dating back to the late 12th Century.

Viewing

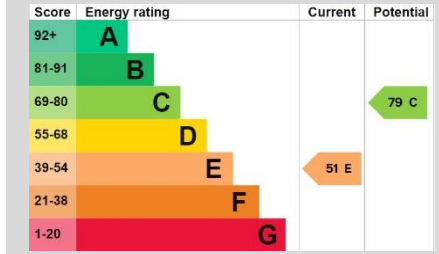
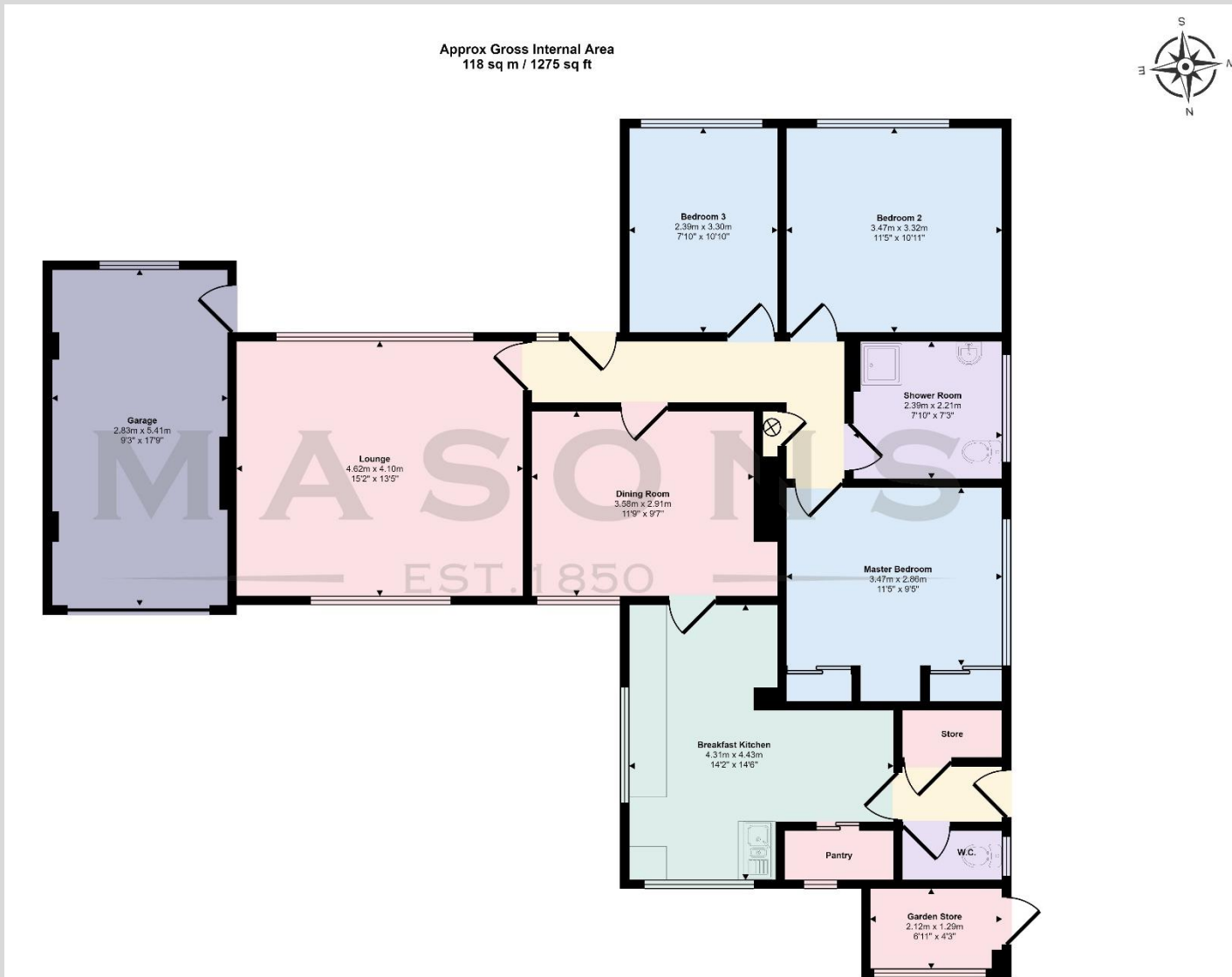
Strictly by prior appointment through the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are included unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage with an oil-fired central heating system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



FLOORPLANS AND EPC GRAPH



MASONS
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.