



4 Glebe Close Donington-on-Bain Louth LN11 9TS

£500,000

Council Tax Band D

JOHN TAYLORS  
EST. 1859

**A deceptively spacious detached bungalow that has been extended and greatly improved by the current owners and stands in a plot of approximately 0.43 acres. The property is situated in an attractive Lincolnshire Wolds village and enjoys immaculately maintained gardens, impressive views of rolling countryside from the rear garden and benefits from low running costs having an air source heat pump. The house offers opportunities to work from home with a home office and potential for an annexe. Suitable as a family sized home. Benefitting from an extensive range of solar panels, the property has an energy efficiency rating of B.**

#### **Location**

The village of Donington on Bain, is situated in the heart of the scenic Lincolnshire Wolds which is a designated 'area of outstanding natural beauty'. It stands on the route of the long-distance footpath the Viking Way and includes a popular primary school, post office/village store and public house. The property is located within easy driving distance of the market towns of Louth ( approx' 8 miles), Horncastle (approx' 10 miles), and Market Rasen (approx' 10 miles), which offer you a range of shopping and school facilities including good secondary schools. The historic city of Lincoln is some 19 miles away to the west and benefits from a railway line and direct link to London. The property is located in a cul-de-sac position just off the main street and close to the village centre.

#### **Entrance Hall**

With UPVC double glazed front door having Kingfisher motif panel and side windows, solid oak flooring, dado rail, radiator, coved ceiling, access to roof space and built-in cloaks cupboard.

#### **Lounge**

With fireplace having pine surround and housing a wood burning stove, solid oak flooring, large UPVC double glaze window enjoying views of Lincolnshire Wolds, two further UPVC double glazed windows to side elevation, radiators, coved ceiling, telephone point, UPVC double glazed doors opening to conservatory and further double folding hardwood doors providing access to dining room area. Measures into chimney recess and minimum depth measurement. 16'7" x 23'7" (5.09m x 7.23m)

#### **Kitchen Diner**

Kitchen Area: With modern fitted kitchen comprising of wall and base cupboards and drawers, granite worktops, pvc sink and drainer having mini sink, electric range cooker having induction hob and extractor hood over, tiled splashbacks, integrated Sharp dishwasher, central work island having cupboard below and granite worktop, tiled flooring, decorative ceiling beams, UPVC double glazed window, UPVC double glazed double doors opening to conservatory. 10'8" x 20'3" (3.31m x 6.2m)

#### **Kitchen Diner**

Dining Area: With radiator, UPVC double glazed window, radiator, coved ceiling, tiled flooring. 7'9" x 12'7" (2.43m x 3.9m)

#### **Utility Room**

With fitted wall and base cupboards, worktop, space for washing machine and dryer, retro style tiled splashback's, PVC sink and drainer, radiator and tiled floor. 5'3" x 7'9" (1.64m x 2.41m)

#### **Side entrance Hall/Boot Room**

With hinged UPVC double glazed external door opening to carport, access to roof space, radiator.

#### **Conservatory**

With UPVC double glazed windows, roof and bifold patio doors, tiled floor and radiator. 16'1" x 12'6" (4.91m x 3.87m)

#### **Bedroom 1**

With UPVC double glazed window, dado rail, radiator, UPVC double glazed doors opening to conservatory and laminate flooring. Minimum measurements 15'4" x 14'7" (4.72m x 4.5m)

#### **En-suite Bathroom**

With shower cubicle housing mains fed bar shower, panel bath, WC, vanity wash basin, retro style part tiled walls, dado rail, UPVC double glazed window, tiled floor, Edwardian style radiator and heated towel rail, extractor fan and further electric radiator. Minimum width measurement 7'5" x 8'5" (2.31m x 2.62m)

#### **Bedroom 2**

With UPVC double glazed window, radiator, coved ceiling, solid oak flooring, electric plug-in panel heater, built-in wardrobes and cupboards over. 10'9" x 13'8" (3.33m x 4.23m)

#### **En-suite Bathroom**

With panel bath having mains fed bar shower over and shower tap, bowl shape washbasin and cupboard below, WC, retro style part tiled walls, UPVC double glazed window, tiled floor, radiator, wall mounted electric blow heater, extractor fan and coved ceiling. 6'4" x 8' (1.96m x 2.44m)



### Shower room

With tiled shower cubicle housing mains fed bar shower, vanity wash basin, WC, chrome heated towel rail, tiled floor and walls, UPVC double glazed window and wall mounted electric blow heater.

### Bedroom 3

With built-in mirror fronted wardrobes, UPVC double glazed box bay window having Plantation shutters, radiator, built-in airing cupboard housing hot water cylinder and cupboard over housing solar panel storage battery system. 13'5" x 8'4" (4.14m x 2.59m)

### Bedroom 4

With UPVC double glazed window, radiator, solid oak flooring and coved ceiling. 10'8" x 9'7" (3.32m x 2.98m)

### Outside

The property stands in a plot of approximately 0.43 acres and the immaculately presented gardens include spacious block paved driveway providing ample off street parking for a number of vehicles, flower and shrub beds, ornamental trees and slate beds, paved footpaths and seating areas, paved patio, pitch roof timber carport with overhead lighting and external power points, vegetable and fruit garden with gravelled areas and raised beds, ornamental circular fishpond with water feature, paved patio adjoining the conservatory, spacious shaped lawn, walk through Pergola, timber summerhouse and home office (5.00m x 3.00m) which is fully insulated and has power and lighting, handmade timber store shed, greenhouse, timber garden shed and smaller shed, plastic tool shed and log store, further patio areas to the side of the bungalow, small orchard area comprising of apple, plum and pear trees and fantastic views across open countryside from the rear garden.

### Services

Understood to have mains water, electricity and drainage. Heating and hot water are provided by an electric air source heat pump which currently benefits from quarterly payments to the owner. Property also has solar panels which are owned by sellers and provide a quarterly payment.

### Tenure

We understand that the property is freehold.

### Council Tax Band

We understand that the property is currently in Council Tax Band D.

### Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open: Monday - Friday 9 am - 5 pm. Saturday - 9 am - 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.

### Mobile

We understand from the Ofcom website there is good mobile coverage from EE and Three and 02.

### Broadband

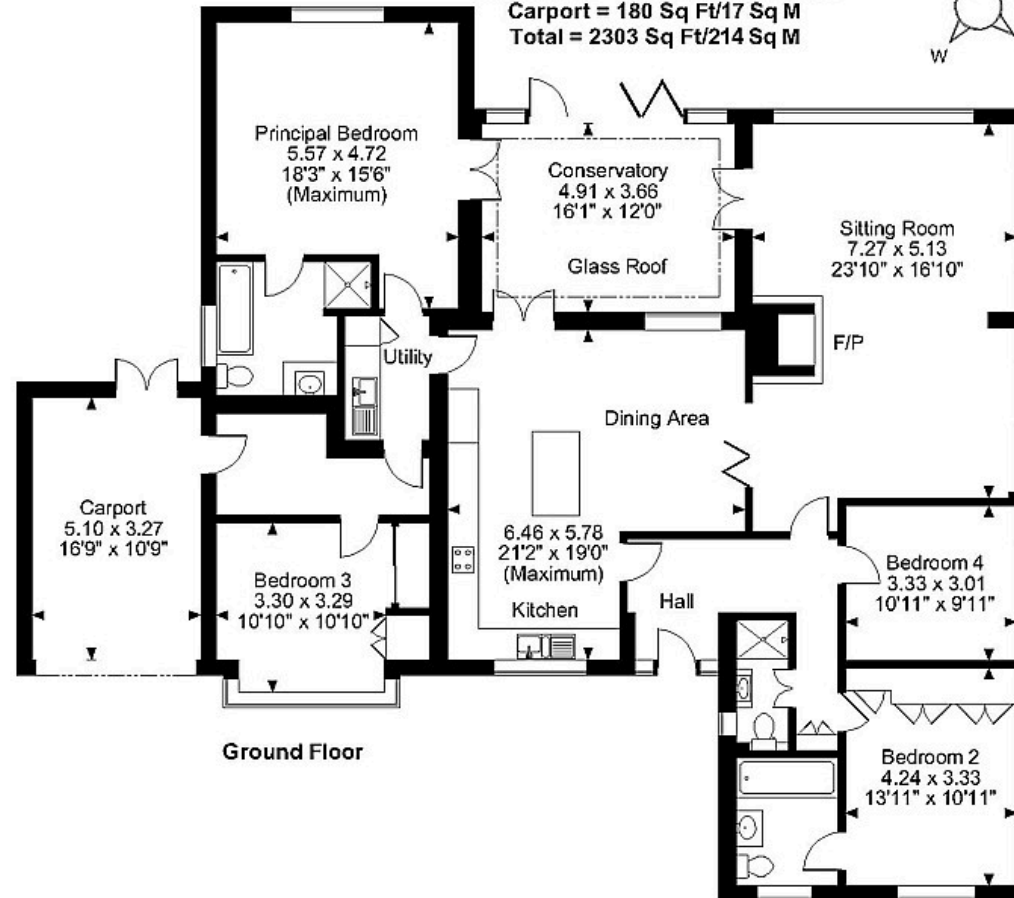
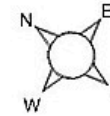
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 18 Mbps and an upload speed of 1 Mbps. and superfast download 80Mbps and upload speed of 20 Mbps. Openreach network is available.

### Buyer Identity Checker

Please note that prior to acceptance of any offer, John Taylors are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.



**Glebe Close Donington-on-Bain, Louth**  
**Approximate Gross Internal Area**  
**Main House = 2123 Sq Ft/197 Sq M**  
**Carport = 180 Sq Ft/17 Sq M**  
**Total = 2303 Sq Ft/214 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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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.

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