



9, MEADOWCROFT  
DONINGTON-ON-BAIN LN11 9TP

**MASONS**  
EST. 1850



## 9, MEADOWCROFT, DONINGTON-ON-BAIN, LOUTH, LINCOLNSHIRE LN11 9TP

Positioned in a popular Wolds village with excellent local amenities, this end-terraced house has a driveway to a detached garage, gardens on three sides and garden outbuildings. The house has two double bedrooms, a shower room, attractive lounge with wide bay window, kitchen, utility room, spacious conservatory and cloaks/WC. Oil fired central heating system and uPVC double-glazed windows. For sale with NO CHAIN



### *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. Continue to the far end of the village where Meadowcroft is the last turning on the right. Number 9 will be found after a short distance on the right.



## ABOUT 9 MEADOWCROFT .....

Believed to date back to around 1956, this end terrace house stands on a larger than average plot with gardens extending around the front, side and rear, together with a gated entrance onto a driveway to the detached garage.

The house has brick-faced external walls under a pitched and hipped timber roof structure covered in concrete tiles. The detached garage is also of brick construction under a pitched concrete-tiled roof. The central heating system has a wall-mounted, oil-fired boiler and an insulated hot water cylinder with immersion heater in the airing cupboard off the landing. There is also an open fireplace.

The windows have been replaced with uPVC double-glazed units and there is a complementary double-glazed conservatory with polycarbonate roof on the side elevation. The fascia boards and soffits have also been replaced in white uPVC.

## ACCOMMODATION

### NB

Approximate Room Dimensions are shown on the floorplans which can be found on the final pages of the PDF brochure – these are indicative of the room layout and not to specific scale

### Ground Floor

From the driveway there is a flagstone-paved approach along the side of the garage to the main

entrance on the side elevation where a wide, white uPVC-framed, double-glazed door with a decorative rose panel to the centre opens into the:

### L-Shaped Conservatory and Entrance Lobby

A bright and airy room with uPVC double-glazed windows and contrasting uPVC mahogany-effect window sills over base brick walls. The pitched roof has opaque polycarbonate panels and there are roller blinds to the windows on the side and front elevations; four of the top windows have opening panels. Ceramic-tiled floor, double radiator, three-branch light from the ridge and a hardwood, part-glazed, multi-pane, stable-style door to the utility room. Further hardwood part-glazed door with arched panes to the:







### Inner Lobby

With radiator, coat hooks to wall plaque and ceiling light. Battery smoke alarm and staircase leading with handrail up to the first floor. Hardwood, fifteen-pane glazed door to the:

### Dining Lounge

An attractive and spacious room with a wide, walk-in double-glazed bay window on the front elevation, having roller blind to the centre panel. Internal window onto the conservatory adjacent. Two double radiators, picture rail, three-branch light to the ceiling and stone fireplace with stone hearth and open grate, flagstone mantel and two candle wall sconces above. Adjoining the chimney breast there is an arched alcove with a high-level display shelf. The light operates on a dimmer switch and there is a wall-mounted central heating thermostat. Further hardwood, fifteen-pane glazed door to the:





## Kitchen

With a range of units having light oak facings and comprising base cupboards and drawers to include a deep pan drawer, galleried corner shelves, wall cupboard units and roll-edge work surfaces with ceramic-tiled splashbacks.

Attractive pine corner cupboard with glazed doors. Free-standing Zanussi stainless steel and glazed electric cooker with fan-assisted oven, grill and a black ceramic hob with four plates, together with a Hygena cooker hood over. Acrylic stone-effect, one and a half bowl single drainer sink unit with mixer tap, double radiator with shelf unit over, window on the rear elevation facing the rear garden and having a roller blind fitted, coving to the ceiling and ceramic tiled floor. Folding door to a good-size larder cupboard with shelving on two sides.

## Utility Room

A practical room with a roll-edge work surface beneath which there is space with plumbing for a washing machine and dishwasher. Louvred double doors open onto a recessed, full-height cupboard within which the metal-cased electricity consumer unit with MCBs can be found, together with the electricity meter and top cupboard over.

Double wall cupboard, radiator and wall-mounted HRM Wallstar oil-fired central heating boiler operating with a digital programmer beneath. Retractable clothes Sheila to the ceiling, three-branch spotlight, window on the rear elevation with roller blind and pine six-panel door to the:







### **Cloakroom/WC**

With a light-coloured suite comprising a low-level WC and pedestal wash hand basin with ceramic-tiled splashback. Radiator, coat hooks to wall plaque, extractor fan and electric heated towel rail. Window on the side elevation and small trap access to the wing roof void.

### **First Floor Landing**

L-shaped around a built-in airing cupboard containing a foam-lagged hot water cylinder with immersion heater and slatted linen shelves over. The landing has a coved ceiling and ceiling light with a trap access to the main roof void. Pine six-panel doors lead to the bedrooms and shower room.

### **Bedroom 1 (front)**

A spacious double bedroom with a wide window on the front elevation, part-sloping ceiling and double radiator. A full-width range of built-in wardrobes have wooden louvred doors and open to reveal clothes hanging areas together with shelving, storage compartments and high-level cupboards over.



## Bedroom 2 (rear)

A smaller double bedroom but still an excellent size with door to a good-size recessed, over-stairs wardrobe with a range of coat hooks to wall plaques and a high-level shelf. The bedroom has a part-sloping ceiling, radiator and window on the rear elevation.

## Shower Room

Fitted with a modern ceramic-tiled and glazed shower cubicle having curved, glazed double doors, a wall grip and a Triton electric instant shower unit with handset on wall rail. White suite of pedestal wash hand basin with lever mixer tap and ceramic-tiled splashback, together with an arched mirror above and low-level, dual-flush WC. Radiator, oak-effect vinyl floor covering, part-sloping ceiling and electric wall-mounted fan heater. The ceramic tiling extends from the shower cubicle around a rear window with tiled reveal. Three-branch light to the ceiling.





# OUTSIDE

Wrought iron double gates open from Meadowcroft onto a tarmac-paved driveway which gives access to the:

## Detached Brick and Concrete-tiled Garage

A long garage with an up and over door at the front, a single-glazed side window, power supply with lighting, wall shelves and a wall cabinet. At the rear, there is a ledged, braced and framed pedestrian door to outside.

## Gardens

A lovely feature of the property, the mature gardens extend around the front, side and rear with the main garden to the side of the house, laid to lawn and enclosed by established ornamental shrubs and bushes, together with flower beds and borders producing a colourful show during the summer months.

There is a rustic archway with roses over, an established magnolia tree, a shaped timber garden shed and a small polycarbonate greenhouse (which requires a new panel). An entrance at the front of the property has an arched, wrought-iron door with trellis work surrounding and the gate adjacent leads into a front garden laid to gravel with privet hedge at the side, prolific camelia plants producing a variety of colour and fencing to the front and side.

The rear garden is laid to gravel and provides some potential for landscaping with a flagstone area immediately to the rear of the house, a number of

roses and perennial plants, a clematis, small vegetable growing area and the modern oil storage tank is located at the side of the garage. There is a further flagstone-paved area between the house and garage. Outside lantern adjacent to the main door into the conservatory.

## Viewing

Strictly by prior appointment through the selling agent.







## Location

Donington-on-Bain is one of the best villages in the Lincolnshire Wolds Area of Outstanding natural Beauty for amenities. The Post and Pantry is the local post office, shop and cafe, Jenny Ward has operated a second village convenience shop for 50 years and there is the Black Horse pub serving food and providing visitor accommodation. The village also has a mobile library service, excellent mobile fish and chip van, a multi-use games area with playing fields/ hard tennis courts and a children's play area.

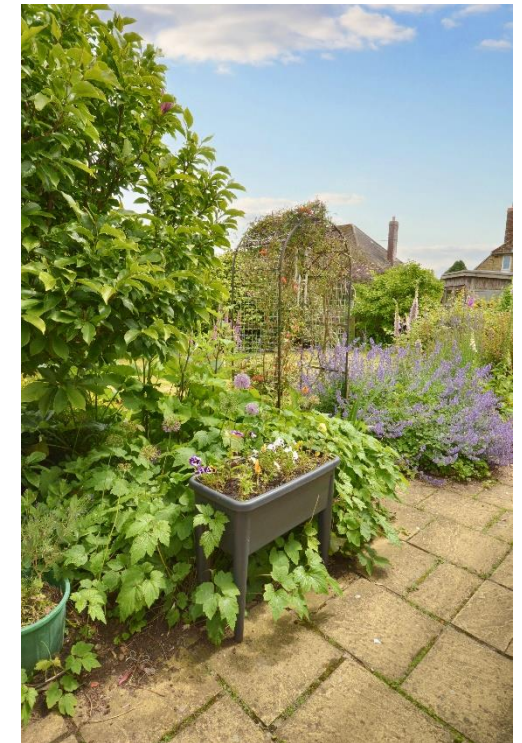
The Viking Way passes through the centre of the village leading through the countryside for miles either to the north or south (149 miles in total for the hardy!) The village hall hosts several events including craft fairs, race nights, Pilates, yoga and card nights. There is a village primary school 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 Post Office in the heart of the village and is c.1779, restored 1868 with origins dating back to the late 12th Century.

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.



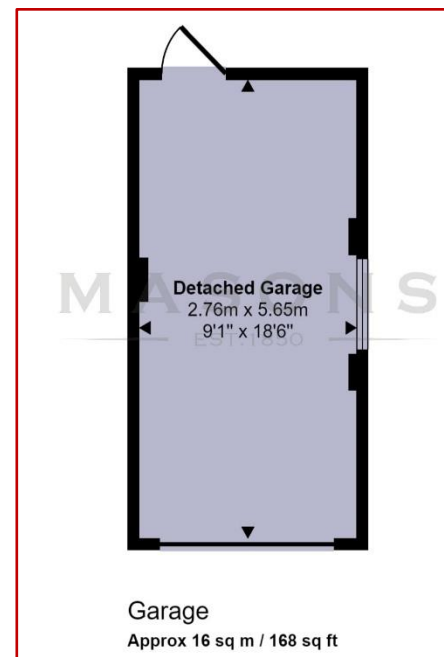
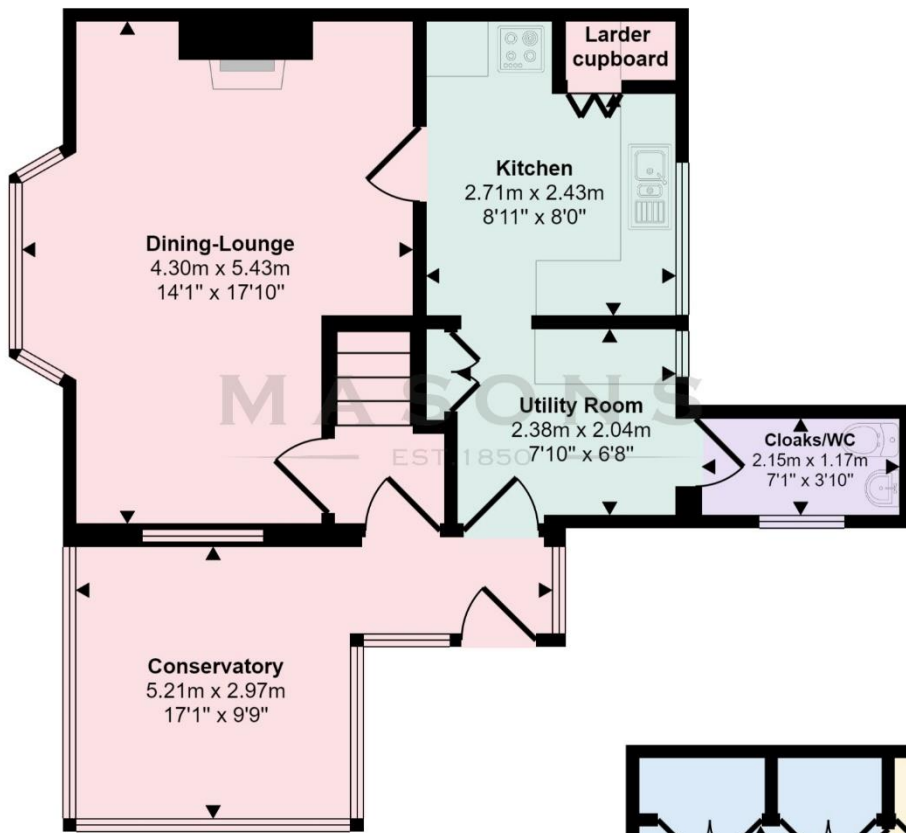
## General Information

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 excluded 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 but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

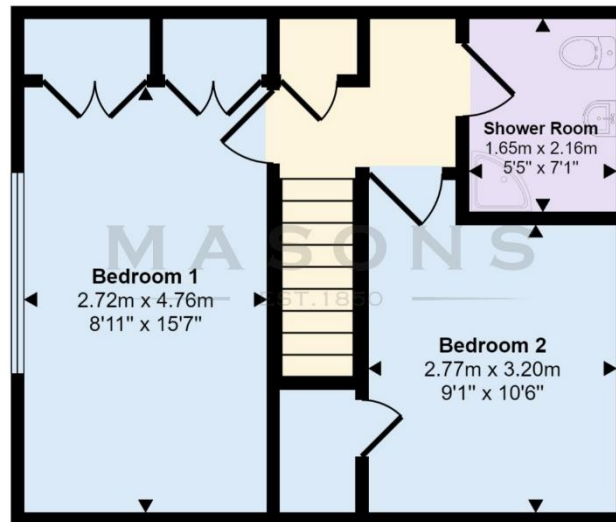




# FLOORPLANS AND EPC GRAPH



Ground Floor  
Approx 53 sq m / 567 sq ft



First Floor  
Approx 37 sq m / 394 sq ft



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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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.