



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

£330,000

**JOHN TAYLORS**  
EST. 1859

**A spacious detached bungalow situated in the highly popular Lincolnshire Wolds village of Donington-on-Bain. The village offers a range of local amenities, including a primary school, public house and village shop, all within easy reach. The property stands on a good size plot and offers flexible accommodation to suit a variety of needs. Externally, it benefits from ample off street parking and a garage with an electric roller shutter door. Tucked away in a quiet cul-de-sac position just off the village centre, the bungalow enjoys a peaceful setting while remaining conveniently located. Offered for sale with no onward chain, this property represents an excellent opportunity for buyers seeking single level living in a desirable village location. EPC rating D.**

## **Rooms**

### **Entrance Porch**

With uPVC double glazed entrance door and matching side panels, wall lights, electric meter cupboard, tiled floor, and uPVC double glazed inner door opening to:

### **Hallway**

With a telephone point, deep built-in cloaks cupboard, radiator, access to roof space, electric consumer unit and Hive thermostat control.

### **Lounge**

With Georgian style fire surround and tiled hearth & inset housing electric fire, radiator, two uPVC double glazed oriel style windows, coved ceiling, radiators. Width measurement narrowing to 8'6" (2.64m). 21'1" x 12'7" (6.44m x 3.88m)

### **Kitchen**

With modern fitted kitchen comprising of wall and base cupboards, marble effect worktops, stainless steel sink with drainer board and mixer tap, tiled splash backs, space for range cooker and Rangemaster extractor hood over, radiator, pull out larder cupboard, integrated fridge freezer, space for washing machine, uPVC double glazed side access door, uPVC double glazed windows enjoying views of the rear garden.

15'2" x 12'6" (4.65m x 3.86m)

### **Bedroom 1**

With two uPVC double glazed windows, radiator, mirror fronted fitted wardrobes.

12'6" x 11'4" (3.85m x 3.48m)



### **Bedroom 2**

With mirror fronted fitted wardrobes, uPVC double glazed oriel style window, radiator. Maximum width measurement.

11'1" x 8'7" (3.4m x 2.68m)

### **Bedroom 3 / Sitting room**

With radiator, and part glazed double doors opening to:

9'6" x 8'5" (2.93m x 2.6m)

### **Conservatory**

With uPVC double glazed windows and external door, brick base, tiled floor, polycarbonate pitched roof, radiator and views of the rear garden. Maximum depth measurement.

13'4" x 10'8" (4.11m x 3.3m)

### **Shower Room**

With large walk in shower cubicle housing mains fed shower, modern vanity wash basin, close couple toilet, splash board lined walls, uPVC double glazed window, elongated chrome heated towel rail/radiator and extractor fan.

8'6" x 5'4" (2.64m x 1.65m)

### **WC**

With close couple toilet, hand basin, chrome heated towel rail/radiator, uPVC double glazed window.

### **Outside**

The front garden comprises of a shaped lawn, sandstone paved patio area and tarmac driveway leading to the garage. The garden at the rear comprises of a sandstone paved patio area, shaped lawn, flower and shrub beds, all enclosed with timber fencing and hedging.

### **Garage**

With electric roller shutter door, power and lighting, uPVC double glazed window and Grant oil fired central heating boiler.

16'3" x 8'7" (4.99m x 2.66m)

### **Services**

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

### **Council Tax Band**

The property is understood the currently in Council Tax Band C.

### **Tenure**

The property is understood to be freehold.

### **Mobile**

We understand from the Ofcom website there is 69% coverage from 02, 69% with EE, 59% with 3 and 64% coverage with Vodafone.

### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 4 Mbps and an upload speed of 0.6 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Openreach is the available network.



GROUND FLOOR  
1269 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 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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