



**M A S O N S**  
EST. 1850

THE STABLES, HOLLENGS LANE,  
DONINGTON-ON-BAIN, LN11 9TH



A beautifully presented, modern two-bedroom detached house positioned centrally within this popular Wolds village. The property is situated on a quiet lane and benefits from a generous plot having driveway and garage with ample parking in front, with delightful south-west facing private garden to the rear.

The property is presented in immaculate condition and comprises dining kitchen, lounge, hall, utility and WC while to the first floor are two double bedrooms and family bathroom, with the property enjoying underfloor heating to the ground floor and radiators to the first floor. The property is available with all furniture shown in the photos by separate negotiation and is ideally positioned within a minute's walk to the post office and shop and other amenities within Donington-on-Bain.

#### **Directions**

Proceed away from Louth along Westgate onto the roundabout on the bypass, 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 turning 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. Travel into the centre of the village and take the right turning onto Hollengs Lane opposite the post office. A short distance along the lane, turn left into the shared gravel driveway and the property will be on your right.





## ABOUT THE STABLES

### The Property

A modern property believed to date back to around 2010, of block and brick insulated construction with pitched roof having clay pantile covering. The property is heated by way of an oil-fired central heating boiler which is serviced on a regular basis, and benefits from underfloor heating to the ground floor with radiators to the first floor.

The property also has modern uPVC double-glazed doors and windows and has the garage positioned adjacent the house, complimentary in design to the dwelling. The property shares the access driveway where it extends into the gravelled parking area in front of the garage which is owned by the property, providing parking for two vehicles plus the garage. The property is currently run as a holiday cottage and therefore, could be a perfect investment property for someone to carry on running the business, or would make an ideal first time home or a second home ideally positioned in this picturesque Wolds village. The property will be available with vacant possession from early November and is also available for sale with all the furniture shown in the photos by separate negotiation.





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## Accommodation

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

## Entrance Hall

Having canopy above front door with tiled covering and courtesy lighting. Part-glazed uPVC door into hallway housing the Worcester Green Start oil-fired boiler, with cupboard to side housing the electric consumer unit which has up to date certificates and timer controls for heating. Spotlights to ceiling and tiled floor with door into:

## Utility Room

Timber worktop to side with space and plumbing provided for washing machine and tumble dryer. Tiling to splashback and window to side. Spotlights to ceiling and loft hatch to roof space. Continuation of tiled floor into the:

## Cloaks/WC

With low-level WC, wash hand basin to corner, tiling to half-height wall and floor, frosted glass window to side, shelving and spotlights to ceiling.





### Kitchen Diner

A spacious reception room having a good range of base units finished in Shaker style matt cream colour with solid woodblock work top with inset white ceramic Belfast sink with mixer tap above and attractive tiling to splashback. Fitted appliances including Beko 50/50 split fridge/freezer and free-standing Leisure electric double oven and induction hob with extractor fan above. Oak flooring throughout with staircase leading to first floor. Windows to side, spotlights to ceiling and double patio doors leading into the rear garden.

### Lounge

A spacious and welcoming reception room having windows to two aspects, feature fireplace with electric inset fire, oak flooring, neutrally decorated and with spotlights to ceiling.







### **First Floor Landing**

Carpeted stairs and landing with timber banister, double doors giving access to the large wardrobe with hanging rail, also housing the hot water cylinder. Spotlights to ceiling and four-panel timber doors to bedrooms and bathroom.

### **Bedroom 1**

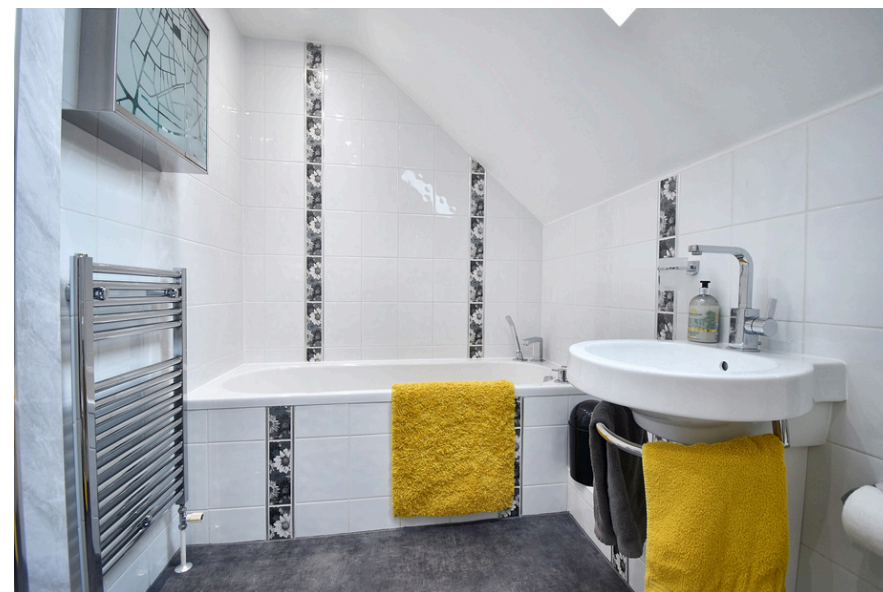
A generous double in size with window overlooking open countryside. Alcove to side with shelf and cupboards, ideal for having a television within. Carpeted floor and built-in wardrobes to side.

### **Bedroom 2**

A further double bedroom with window having excellent view. Neutrally decorated and having carpeted floor. Built-in wardrobe to one side with hanging rail, loft hatch to roof space.

### **Family Bathroom**

Four-piece suite consisting of panelled bath with hand shower attachment. Large shower cubicle with sliding door and thermostatic mixer with rainfall and hand-held attachments with Mermaid panelling within. Wash hand basin and low-level WC, fully tiled walls, part-sloping ceiling and skylight. Chrome heated towel rail with spotlights and extractor fan to ceiling.







### Rear Garden

At the rear of the property is a delightful south-westerly facing garden which is very private, having high-level fencing to perimeter and planted borders with mature bushes and shrubs. Gated access leading down the side of the property back to the driveway with a main central lawn and large patio, ideal for al fresco dining and barbecues, with the oil storage tank to the side and steps down leading to the patio doors. A paved pathway leads down the side giving access to the front entrance door and pedestrian gate onto the driveway, with outside lighting and tap provided.

### Driveway

The property is accessed via a shared gravel driveway which gives access to the two owned parking spaces adjacent the property and garage. At the front is a raised gravel area with gated access to the rear garden, having planted shrubs and bushes along the front verge.

### Garage

Having double timber entrance doors with padlock, of breeze block and brick construction with pitched timber roof and flagstone floor. Electrics and lighting provided, with shelving to side and part-boarded loft space.





**Viewing:** Strictly by prior appointment through the selling agent.

### **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.

### **General Information**

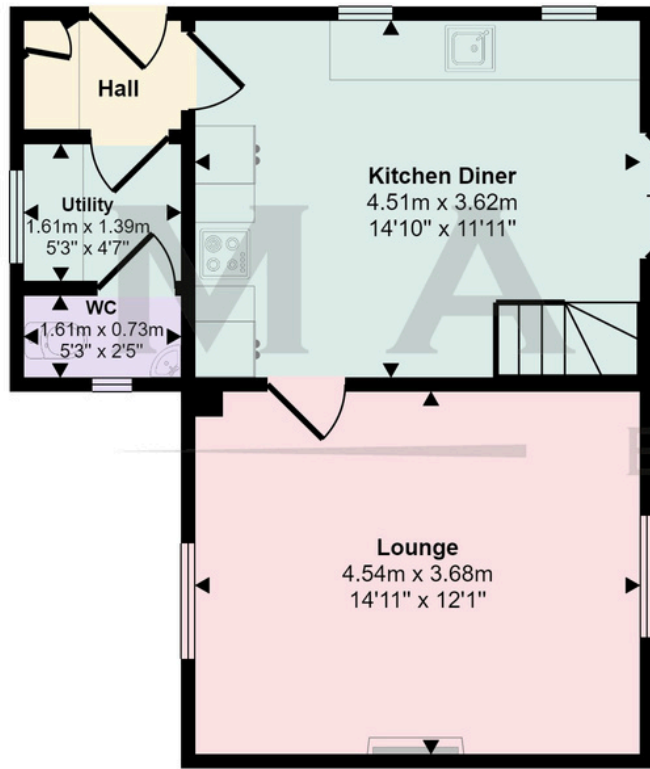
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 will be eligible for council tax if registered for residential use and was previously band C.



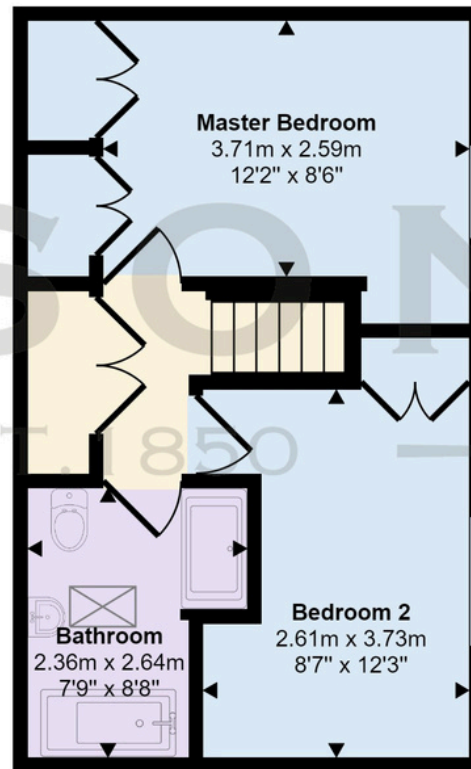


Approx Gross Internal Area  
86 sq m / 927 sq ft

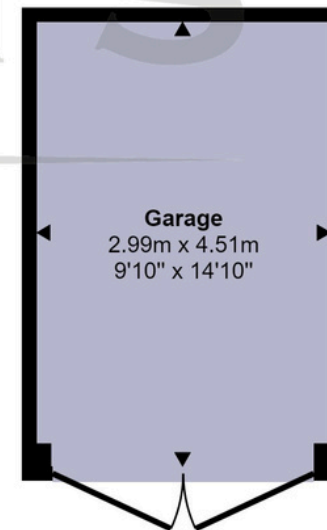
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor  
Approx 40 sq m / 427 sq ft



First Floor  
Approx 33 sq m / 355 sq ft



Garage  
Approx 13 sq m / 145 sq ft



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.

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