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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**6 Meadowcroft
Donington-On-Bain
LN11 9TP**

**Offers in the Region Of
£210,000**

Crofts estate agents are delighted to offer for sale this spacious semi detached property located within the beautiful Lincolnshire wolds village of Donnington-on-bain. Ideal for first time buyers or families, internal viewings are strongly encouraged in order to fully appreciate the tastefully maintained and spacious living accommodation on offer throughout. Ideally placed close to village amenities, internal viewing will reveal the entrance hall, lounge, dining room, kitchen, cloakroom and conservatory to the ground floor, with the first floor having three spacious bedrooms and bathroom suite. Externally there are beautifully maintained gardens to front and rear, with lovely open rear views. The property also benefits from uPVC double glazing and oil central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a radiator, carpeted floor and access to the under stairs cupboard.

Lounge

12' 6" x 13' 11" (3.80m x 4.25m)

The lounge has a window to the rear elevation, a radiator and a carpeted floor.

Dining Room

12' 5" x 10' 7" (3.79m x 3.23m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor. There is also an open fire.

Kitchen

6' 0" x 16' 3" (1.83m x 4.96m)

The kitchen has dual aspect windows to the front and side, vinyl flooring and a range of fitted units with a one and a half ceramic sink and plumbing for a washing machine.

Cloakroom

3' 1" x 6' 0" (0.94m x 1.83m)

The cloakroom has an opaque window to the side elevation, a carpeted floor, a WC and a basin.

Conservatory

15' 9" x 9' 0" (4.81m x 2.74m)

The conservatory has dual aspect windows and doors to the front and rear elevation and vinyl flooring.

BoilerRoom

9' 1" x 6' 0" (2.78m x 1.84m)

The boiler room has a window to the rear elevation, loft access and vinyl flooring.

First Floor Landing

The first floor landing has a window to the front elevation, access to the loft and a carpeted floor.

Bedroom One

12' 6" x 11' 8" (3.82m x 3.55m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

Bedroom Two

9' 3" x 13' 0" (2.83m x 3.96m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

9' 5" x 9' 7" (2.86m x 2.92m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

Bathroom

6' 0" x 7' 0" (1.83m x 2.13m)

The bathroom has an opaque window to the front elevation, a radiator and a carpeted floor. There is also a WC, basin and a bath.

Outside

To the front there is a tidy lawn with established hedges and fruit trees. A path leads to the front doors. The rear garden has a further lawn with open field views, established shrubs and trees and is an ideal garden size for a family.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

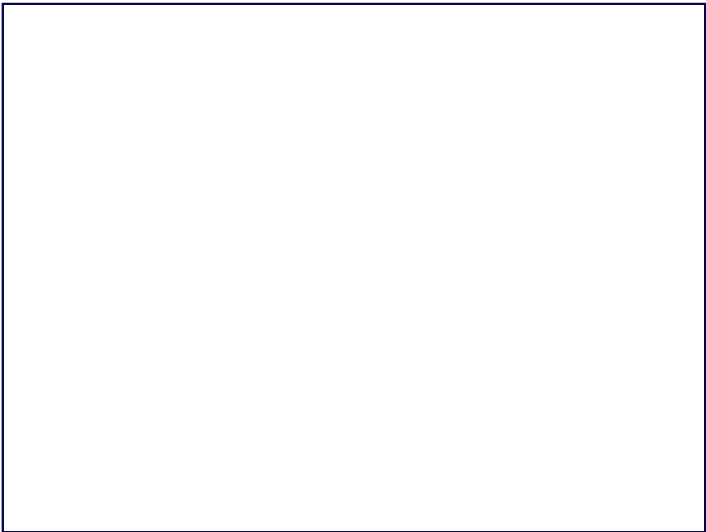
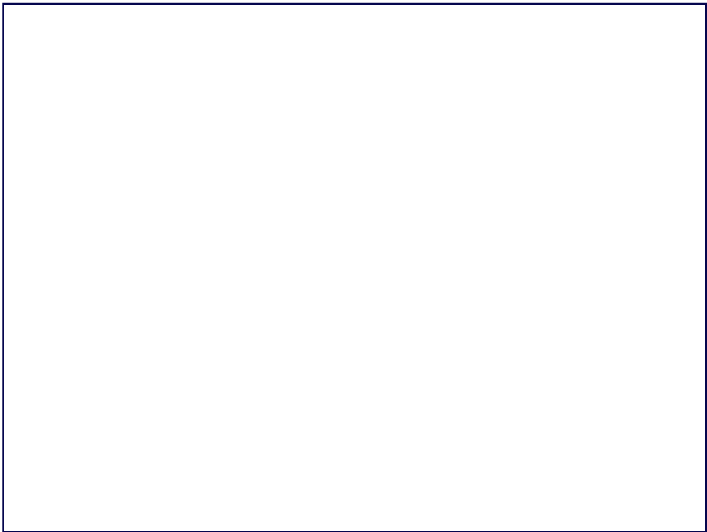
Viewings

Please contact the relevant marketing office and all viewings are
strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please
view the website www.voa.gov.uk/cti

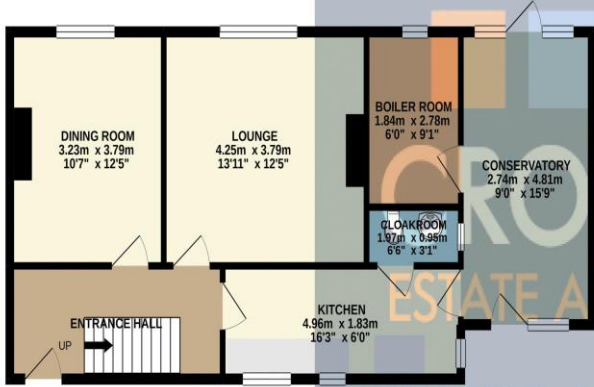




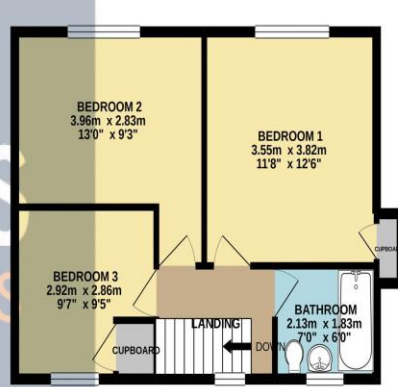
OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
64.9 sq.m. (699 sq.ft.) approx.



1ST FLOOR
43.0 sq.m. (463 sq.ft.) approx.



CLEETHORPES: 01472 200666

IMMINGHAM: 01469 564294

TOTAL FLOOR AREA : 107.9 sq.m. (1161 sq.ft.) 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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