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



1 Glebe Close,
Donington-On-Bain
Louth
LN11 9TS

£350,000

This superb detached bungalow resides within a large mature private plot in the sought after village of Donington-on-bain. Offered for sale with NO FORWARD CHAIN, the property offers flexible, spacious and very well presented living accommodation throughout. Ideal for families or the traditional retirement market, internal viewings are highly recommended in order to fully appreciate the living accommodation on offer, which is comprised briefly of: Entrance porch, hallway with built in storage cupboard, dual aspect lounge, modern fitted kitchen dining room, modern shower room suite, additional cloakroom, two double bedrooms with fitted wardrobes, optional third bedroom/ sitting room with double doors leading into the large conservatory. Outside, there is the added benefit of a large driveway and attached garage with remote controlled door and large patio area with private lawn to

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Entrance Porch

Door to front opens into porch with uPVC door leading into hallway

Entrance Hall

uPVC door to front with side panels. Double built in storage cupboard. Door to side opens into Lounge

Lounge

21' 1" x 12' 9" (6.432m x 3.898m)

uPVC window to front and side. Two radiators. Feature Adam fireplace on tiled hearth. Coving to ceiling

Kitchen dining room

12' 1" x 15' 4" (3.677m x 4.662m)

Two uPVC windows to rear, uPVC window to side. uPVC door to side leads to outside. Radiator Superb range of modern fitted units incorporating stainless steel sink unit with draining board and mixer tap. Space for range style oven with overhead extractor hood. Integral dishwasher and space for washing machine. Integral fridge and freezer. Tiled ceramic splash backs

Shower Room

5' 5" x 8' 7" (1.644m x 2.620m)

Opaque uPVC window to side. Large walk in shower, vanity wash basin, close coupled w/c, heated towel rail. Mermaid panelled walls

Cloakroom

5' 9" x 2' 10" (1.75m x 0.87m)

Opaque uPVC window to rear. Close coupled w/c, pedestal wash basin

Bedroom

11' 5" x 12' 9" (3.47m x 3.891m)

uPVC windows to side and rear, radiator. Built in fitted wardrobes

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Bedroom 2

9' 5" x 8' 9" (2.881m x 2.673m)

uPVC window to side, radiator, built in fitted wardrobes

Bedroom 3/ sitting room

9' 8" x 8' 6" (2.934m x 2.594m)

Double doors to rear leading to conservatory, radiator

Conservatory

14' 1" x 11' 9" (4.302m x 3.594m)

uPVC door to side leading to the rear garden. Radiator, tiled floor, light and fan

Attached garage

16' 11" x 8' 8" (5.159m x 2.651m)

Electric remote roller door to front. Light and power

Outside

The front of the property is approached by a long driveway and private lawned garden enclosed by tall hedges. There is a large patio area to the front. The rear garden is a nicely sized private lawned garden with established hedges and plants, an ideal area for entertaining or al fresco dining



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

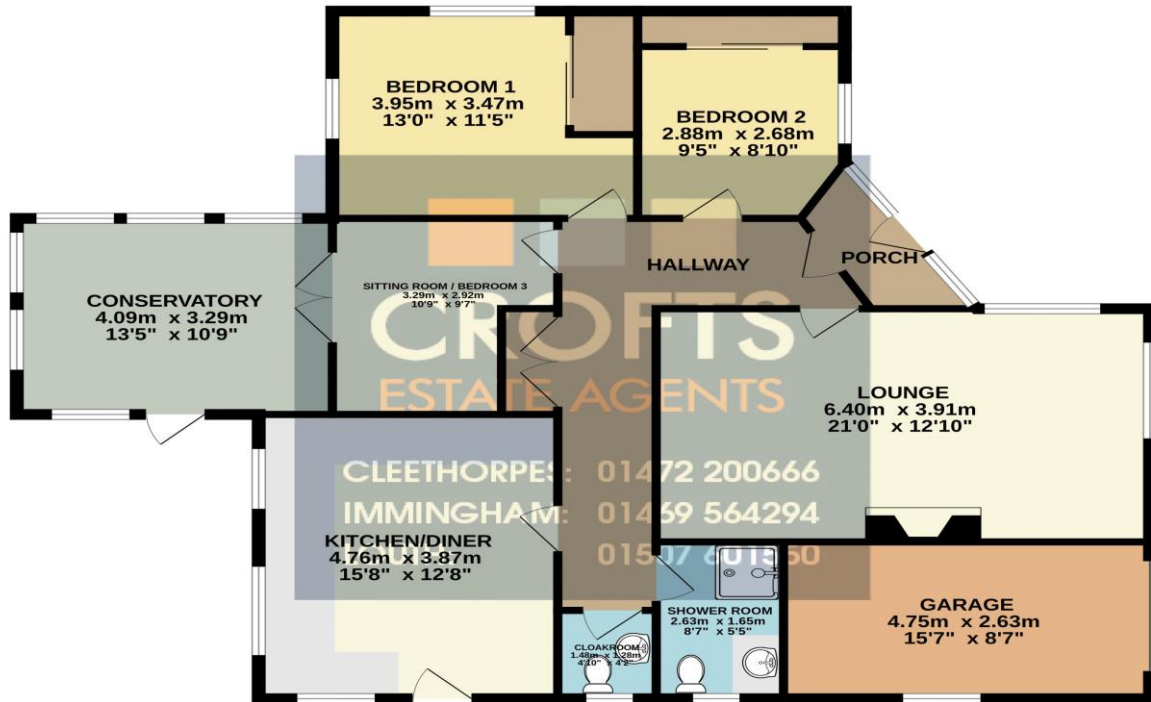




OPEN 7 DAYS A WEEK

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
121.6 sq.m. (1309 sq.ft.) approx.



TOTAL FLOOR AREA: 121.6 sq.m. (1309 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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