



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



5 Glebe Close  
Donington-On-Bain  
Louth  
LN11 9TS

£730,000

Set within mature private gardens which back onto open fields, is this substantial detached family home, extending over an impressive 3,000 sq ft (approx) of living accommodation. Nestled in a private position in a quiet cul de sac within the highly regarded village of Donington-on-bain, the property is approached by an extensive driveway and mature private gardens which have been beautifully maintained. Equally impressive is the large private garden which backs onto fields and is not overlooked from the rear. The internal living space offers potential purchasers fantastic living space with flexibility to meet the needs of the family. Comprising of: Entrance porch, hallway, cloakroom, lounge with log burner, sitting room, office, dining room, fitted kitchen, utility room, rear hallway leading to a first floor games room and second office which could have potential for a self contained annexe or similar. The impressive landing area leads to FOUR DOUBLE bedrooms, the largest of which has built in fitted wardrobes and is served by an en suite shower room. There is a superb modern family bathroom suite which completes the internal living space. Outside, the long driveway provides substantial off road parking for multiple vehicles, approaching beautifully shaped and maintained gardens with tall hedges to each side. The rear garden backs on to unspoiled farmland as far as the eye can see to the rear and is completely private, comprising of lawn, patio and having storage shed and summerhouse.

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#### Entrance Porch

3' 3" x 13' 11" (0.989m x 4.235m)

Double uPVC doors to front open into entrance porch with quarry tiled floors. uPVC door to front with side panel opens into entrance hallway

#### Entrance Hallway

18' 8" x 11' 2" (5.684m x 3.398m)

A large bright and airy entrance hall with double doors to side leading to lounge, door to rear leading to home office, further doors leading to cloakroom, sitting room and dining room. Radiator, coving to ceiling and understairs storage cupboards.

#### Cloakroom

5' 9" x 3' 7" (1.760m x 1.091m)

Opaque uPVC window to rear, close coupled W/C, vanity wash basin, radiator, tiled walls

#### Lounge

22' 8" x 15' 0" (6.91m x 4.56m)

A superb sized living space offering comfort elegance and style. uPVC french doors to rear leading to the rear garden. uPVC window to side and uPVC window to front, radiator and coving to ceiling. Traditional fireplace housing cast iron log burning stove, on a tiled hearth.

#### Sitting Room

14' 5" x 11' 10" (4.392m x 3.614m)

uPVC window to front, radiator, coving to ceiling. Built in fitted shelving and cabinets with lighting.

#### Office

12' 2" x 10' 10" (3.716m x 3.301m)

uPVC french doors to rear, radiator, double built in storage cupboard

#### Dining

21' 2" x 11' 11" (6.44m x 3.630m)

uPVC french doors leading into rear garden, vertical radiator, tiled flooring, built in low level fitted cupboards. Open plan entrance into kitchen

#### Room

#### Kitchen

17' 6" x 9' 10" (5.338m x 2.986m)

uPVC window to rear aspect. A superb bespoke modern fitted kitchen comprising of a 1.5 stainless steel sink unit with draining board and mixer tap. Range oven with overhead extractor hood, under unit lighting, granite work surfaces, corner carousel storage unit, integral dishwasher and ample storage cupboards, tiled splashbacks and modern flooring. Door to side opens into rear hallway

**Rear hallway**

8' 4" x 5' 7" (2.534m x 1.69m)

uPVC window to side, stairs to upper floor games room. Door to front opens into integral garage. Door to rear leads into utility room

**Utility room**

8' 1" x 7' 11" (2.458m x 2.409m)

uPVC door to rear leads into rear garden. uPVC window to side. Fitted units incorporating stainless steel sink with draining board. Plumbing for washing machine and space for tumble dryer. Extractor fan

**First Floor Landing**

The staircase from the ground floor features a superb modern glass panel balustrade which continues on to the large landing area. Two uPVC windows to front, radiator, coving to ceiling and double built in storage cupboard, with hatch to loft.

**Bedroom 1**

12' 9" x 15' 6" (3.874m x 4.734m)

uPVC window to side and front, built in fitted wardrobes and matching furniture. Door to side leads to en suite shower room

**En suite**

7' 6" x 5' 6" (2.284m x 1.685m)

Opaque uPVC window to side, walk in shower cubicle, close coupled w/c, pedestal wash basin, heated towel rail, tiled floor and tiled walls

**Bedroom**

9' 10" x 11' 4" (2.997m x 3.467m)

uPVC window to front, radiator, built in fitted wardrobes

**Bedroom**

9' 5" x 11' 6" (2.861m x 3.512m)

uPVC window to front, radiator, built in triple door wardrobe

**Bedroom**

11' 4" x 11' 7" (3.457m x 3.521m)

uPVC window to rear, radiator, built in fitted wardrobes.

**Family Bathroom**

7' 11" x 8' 5" (2.425m x 2.562m)

Opaque uPVC window to rear, built in slimline storage cupboard, tiled bath, walk in corner shower cubicle, floating close coupled w/c and floating pedestal wash basin, heated towel radiator, spotlight ceiling and fully tiled walls

**Games Room**

21' 5" x 18' 5" (6.519m x 5.605m)

Accessed from the rear hallway and independent from the rest of the first floor, this area lends itself to annexe, 5th bedroom, work from home space, or can simply be used for recreational purposes as intended. uPVC windows to front and rear, with two radiators. There is a small study to the rear

**Study**

8' 1" x 8' 5" (2.467m x 2.563m)

Accessed from the games room

**Double garage**

21' 5" x 18' 5" (6.519m x 5.605m)

With electric up and over doors, light and power, with personal access door to rear leading to rear hallway

**Outside**

The front is approached by a large and long driveway providing extensive parking for small and larger vehicles. The well maintained mature garden, enclosed by tall hedges and bushes with a large lawn and established borders. Gated access to the side of the property leads to a beautifully private and well maintained rear garden which backs onto open field views. There is a patio, wooden storage shed and summerhouse. Established borders with shrub plant and trees.





**Tenure**

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

**Services**

The property has oil central heating, with all other services 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 Louth office 01507 601550 to arrange viewings. All viewings are strictly by appointment only please.

**Council Tax Information**

Band F: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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  
159.2 sq.m. (1714 sq.ft.) approx.

1ST FLOOR  
119.9 sq.m. (1291 sq.ft.) approx.



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TOTAL FLOOR AREA : 279.2 sq.m. (3005 sq.ft.) approx.

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