



**SIMONS CLOSE, DONINGTON-ON-BAIN, LOUTH, LN11**  
**GUIDE PRICE £399,995**



**\*NO ONWARD CHAIN\***

TES Property is delighted to offer for sale, this spacious detached family home, situated in the desirable Lincolnshire Wolds village of Donnington On Bain. Offering generously sized accommodation throughout with a variety of reception rooms, an open plan kitchen diner with utility room adjacent and a welcoming entrance hall with a cloakroom to the ground floor. To the first floor, you will find a galleried landing, with a three piece modern family bathroom and four bedrooms off, the main bedroom also offers an en-suite W.C.

Externally, the property benefits from a block paved driveway with double gate and access to a double garage and well maintained rear gardens with an area laid to lawn and several mature trees and plants.

A stunning property of this nature rarely comes to market and should be viewed to appreciate its size and potential.



### **Location - Donington-on-Bain**

Donington on Bain is a small rural village situated in the valley of the River Bain in an Area of Outstanding Natural Beauty. It is surrounded by farmland and some of the highest hills in the Lincolnshire Wolds and from the ending 'ton' it can be assumed that the village was an Anglo Saxon Settlement.

It is approximately 8 miles from Louth and 20 miles from Grimsby and Lincoln.

It is well serviced with a wealth of amenities including a village shop, a public house which serves food and provides visitor accommodation, a Multi Use games Area, a Recreation Area with a playpark, a football pitch, a village hall, a primary school with a pre-school attached and the parish church of St Andrews.

The village hall also hosts several events including craft fairs, race nights, pilates, yoga and card nights. There is no regular bus service but Call Connect is available on five days each week to pick up and return passengers to and from their chosen destination on request.

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!)

### **School Catchment Area**

This property is in the catchment area for a few primary schools including The Donington-on-Bain School and Scamblesby Church of England Primary School.

### **Accommodation**

Block paved driveway with double timber gates leading to detached double garage and paved pathway leading to brick and timber framed porch with uPVC double glazed door with two side windows into entrance hallway

### **Entrance Hallway**

With doors to downstairs cloakroom, reception room, kitchen and dining room, return timber staircase to first floor accommodation, radiator, smoke alarm, alarm system controller, coving to ceiling.

### **Kitchen Diner**

18'0" x 13'7"

With uPVC double glazed windows to front and rear elevation, part tiled flooring, coving to ceiling, range of base and wall units with complimentary work surfaces over, Franke stainless steel one and half bowl sink with drainer and chrome mixer tap over, part tiling to walls, integrated under counter dishwasher, AEG integrated oven and grill, Franke stainless steel extractor hood with fan and light and AEG four ring electric hob, two radiators.

### **Utility Room**

7'1" x 8'1"

With uPVC double glazed window to front elevation, electric consumer unit, Enpower smart metre central heating controller, range of base and wall units with complimentary work surfaces over, Worcester free standing oil fired central heating boiler, stainless steel sink and drainer with chrome mixer tap, coving to ceiling, radiator, loft access hatch, door to small conservatory.

### **Small Conservatory / Rear Porch**

7'8" x 7'4"

With uPVC double glazed windows to side and rear elevation, uPVC double glazed door to rear garden, tiled floor, wall light, radiator.

### **Cloakroom**

2'9" x 5'2"

With close coupled WC, towel ladder radiator, vanity unit mounted wash handbasin with chrome mixer tap over, mirrored wall mounted cabinet, tiled flooring, tiled walls, uPVC double glazed window with obscure glass to front elevation.

### **Reception Room**

18'0" x 13'7"

Dual aspect with uPVC double glazed windows to front elevation and rear elevation, two radiators, coving to ceiling, built in storage cupboards, double internal glass panelled French doors into dining room.

### **Dining Room**

11'11" x 11'2"

With uPVC double glazed French doors into conservatory, coving to ceiling, radiator.

### **Conservatory**

14'1" x 11'2"

With uPVC double glazed windows to side and rear elevation, double glass French doors to rear garden, spotlights to ceiling, two radiators, electric Velux windows.

### **First Floor Landing**

Galleried landing with uPVC double glazed window to front elevation, radiator, loft access hatch, smoke alarm, coving to ceiling, doors to shower room, airing cupboard and bedrooms, airing cupboard housing hot water tank and shelving.

### **Bedroom One**

11'9" x 13'7"

uPVC double glazed window to side and rear elevation, coving to ceiling, radiator, door to ensuite WC.

### **En-Suite**

5'9" x 5'1"

With uPVC double glazed obscured window to side elevation, close coupled WC, wall mounted vanity unit mounted wash hand basin with chrome mixer tap and drawer storage under, tiled flooring, tiled walls, spots to ceiling, extractor fan, bidet, coving to ceiling, chrome towel ladder radiator.

### **Bedroom Two**

10'2" x 13'8"

with uPVC double glazed windows to rear and side elevation, radiator, coving to ceiling, built in wardrobes.

### **Bedroom Three**

10'3" x 7'6"

With uPVC double glazed window to rear elevation, radiator, coving to ceiling, built in wardrobes.

### **Bedroom Four**

8'6" x 11'11" (max)

With uPVC double glazed windows to front and side elevation, coving to ceiling, radiator.

### **Shower Room**

5'9" x 8'0" (max)

With uPVC double glazed obscure window to front elevation, walk in double rain shower with hand attachment, hand rail and glass screen, close coupled WC with built in storage cupboards to the side, tiled flooring,

### **Double Garage**

Double detached brick garage with pitched roof, With two electric double doors, power, lighting, rafters storage space, uPVC double glazed obscured window to side elevation, uPVC double glazed pedestrian door to side elevation,

### **Outside**

Double timber gate access to block paved driveway leading to double garage, paved pathway border around the house, wheelchair access ramp to conservatory, paved patio seating area, lawn area with mature bushes and trees and hedge and brick wall boundaries, timber gate to side of garage with concealed oil tank, second paved patio seating area with timber gate and fence to enclosed exterior storage area.

### **Services**

Mains electricity, water and drainage are understood to be connected. Oil fired central heating. The agents have not tested or inspected any of the services or installations and purchasers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Total Floor Area**

137m<sup>2</sup> / 1,475ft<sup>2</sup>

### **Council Tax Band**

East Lindsey Council Tax Band E

### **Brochure Prepared**

May 2023

### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

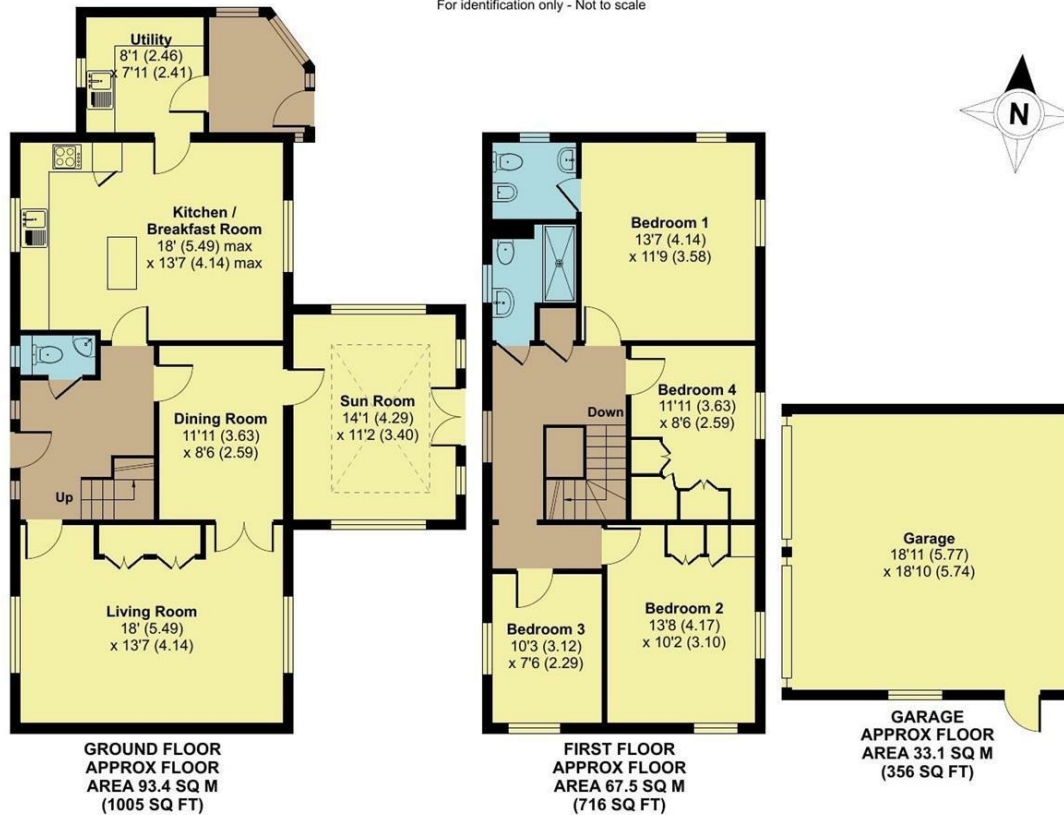




# Donington-on-Bain, Louth, LN11

Approximate Area = 2077 sq ft / 193 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Hunters Property Group. REF: 869852

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