



## COBBLERS OLD SCHOOL LANE

DONINGTON-ON-BAIN, LN11 9TQ

**£400,000**  
**FREEHOLD**

Welcome to 'Cobblers' - this quintessential family home encapsulates the splendour of countryside living.



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# COBBLERS

## DESCRIPTION

Nestled in the sought-after village of Donington-On-Bain, this detached home has been cleverly extended by the present owners and delivers the perfect blend of comfort and convenience.

Boasting a large Dining Kitchen and three reception rooms, including a cosy Lounge, a versatile Living Room, and a Study/Play Room, this property provides ample space for all your family's needs and is further complimented by the convenience of a ground floor WC and a large Utility Room.

With four generously sized bedrooms upstairs, the Master Bedroom benefits from an ensuite shower-room. The three further double bedrooms are serviced by the additional family bathroom, adding to the practicality of this spacious residence.

The fully enclosed and wraparound gardens provide a safe and private outdoor space for children and pets to play in the tranquillity of the countryside. Parking will never be an issue with space for up to four vehicles, making hosting friends and family a breeze.

Situated in an Area of Outstanding Natural Beauty, 'Cobblers' is set within the heart of the village; the vibrant amenities it has to offer are within easy reach including the post office and store, the public house, the village shop, St Andrew's Church, the village hall and the Donington on Bain Primary School (Ofsted Graded 'Good')

This is the perfect family home that encompasses the 'escape to the country' dream!

## ENTRANCE PORCH

A useful addition, the entrance porch has tiled flooring, 2 courtesy lights and leads into:

## ENTRANCE HALL

The welcoming entrance hallway has contemporary tiled flooring which provides access to the Lounge, Kitchen Diner and WC with the return staircase rising to the first floor and having a large storage closer beneath and the quirky feature of a glass fronted bespoke drinks cabinet and log store as well.

## WC

With WC and wash hand basin, towel rail radiator, frosted window to the side with tiling to floor and half walls.

## LOUNGE

The formal lounge is a perfect spot for unwinding with dual aspect views provided by a window to the side and bowed window to the front, ample space for sofas, armchairs and media outlets with a focal feature of the fireplace with ornate wood mantle, flagstone hearth and inset multi-fuel burner. Door to:

## DINING KITCHEN

The perfect space for entertaining with a comprehensive range of neutral fitted units, drawers and a pull out larder storage cupboard, integral dishwasher, space for large fridge freezer, space for farmhouse style cooker with brushed chrome upstand and extractor hood above, inset sink unit, tiled flooring, 2 windows to the rear, door to the Utility Room and double doors to the Living Room.

## UTILITY ROOM

Featuring a side entrance door to the gardens, window to the rear with space for washing machine and a handy range of fitted neutrally finished units including drawers and larder style cupboard with wooden topped work surface over, tiled upstands and an inset sink unit. Complimenting unit to ground level conceals the meters.

## LIVING ROOM

An impressive yet inviting reception room awash with natural light as well with double doors to the garden and 6 velux style windows to the vaulted ceiling, offering plenty of space for furnishings and large sofas and arm chairs. Wood effect tiled flooring and door to:

## STUDY /PLAY ROOM

With a large window to the front elevation and wood effect tiled flooring, this versatile room offers the ability to be utilised as a Study, Play Room or Gym.



## FIRST FLOOR LANDING

The Reception Landing features a large window to the front and feature lighting point to the return staircase, providing access to all principal first floor rooms.

## MASTER BEDROOM

A spacious double bedroom with window to the rear and ample space for a kingsize bed and further furnishings. Door to:

## ENSUITE

With fully tiled walk in shower cubicle with double head direct feed shower, painted timber panelling to part walls, WC, towel rail radiator and wash hand basin.

## FAMILY BATHROOM

Servicing the further three bedrooms, featuring panelled bath with side splash-screen and double head direct feed shower over, painted timber panelling to half walls and aqua-panelling to shower area/splashbacks, WC, wash hand basin and towel rail radiator.

## INNER LANDING

Leading to the three further bedrooms, loft access hatch to ceiling and with a useful range of fitted storage closets, one single, one double and also housing the hot water cylinder.

## BEDROOM TWO

A spacious double bedroom with window to the side and ample space for a double bed and further furnishings.

## BEDROOM THREE

A spacious double bedroom with dual aspect views via windows to the front and side and ample space for a double bed and further furnishings.

## BEDROOM FOUR

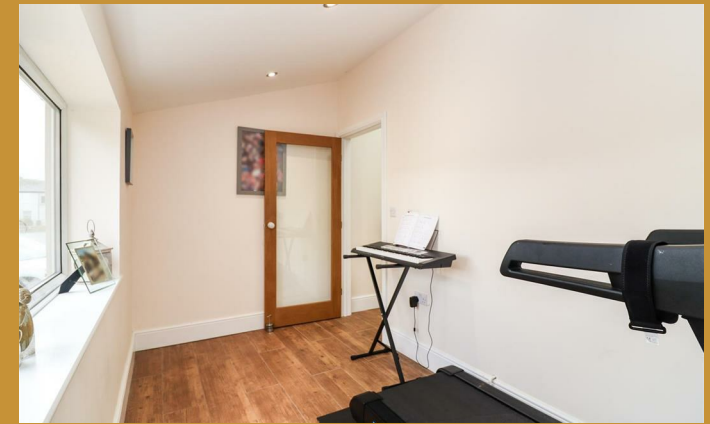
The final bedroom is also of double proportions and features a window to the front and ample space for bedroom furnishings.

## OUTSIDE

Nestled upon a wraparound plot, Cobblers enjoys an elevated position and is ideally positioned within short walking distance of the villages stores, public house and primary school. Having ornate flagstone steps and raised walled borders to the front entrance pathway with picket fencing and access gate that open onto the front formal lawns with pathway to the front entrance. Gated access opens onto the side garden space also set predominately to lawn with walled borders and space for wheeliebin storage and with a large Timber Garden Shed. and Timber Summerhouse. The oil tank is conveniently enclosed and screened by further picket fencing.

Continuing round the to the rear, walled raised borders and fencing run along the entire rear boundary with the lawns concluding at the pebble finished patio area which can be easily accessed via the Living Room, perfect for summer entertaining and conveniently featuring an external power point. The LPG storage area for the cooker is screened and enclosed and the external oil fired boiler is also situated to the rear of the property. Off road parking is provided via large gravelled driveway at the side of the property, with ample space for 4 vehicles.

# COBBLERS





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## ADDITIONAL INFORMATION

**Local Authority** – East Lindsey

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1851.00 sq ft

**Tenure** – Freehold

<b>Plot Area:</b>	0.11 acres	<b>Tenure:</b>	Freehold
<b>Year Built:</b>	1983-1990		
<b>Council Tax:</b>	Band C		
<b>Annual Estimate:</b>	£1,892		
<b>Title Number:</b>	LL145122		
<b>UPRN:</b>	100030771610		

### Local Area

**Local Authority:** East Lindsey

**Conservation Area:** No

**Flood Risk:**

• Rivers & Seas No Risk

• Surface Water Low

**Estimated Broadband Speeds**

(Standard - Superfast - Ultrafast)

**4**  
mb/s



**66**  
mb/s



**-**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



O2



EE



3



O

**Satellite/Fibre TV Availability:**



BT



sky



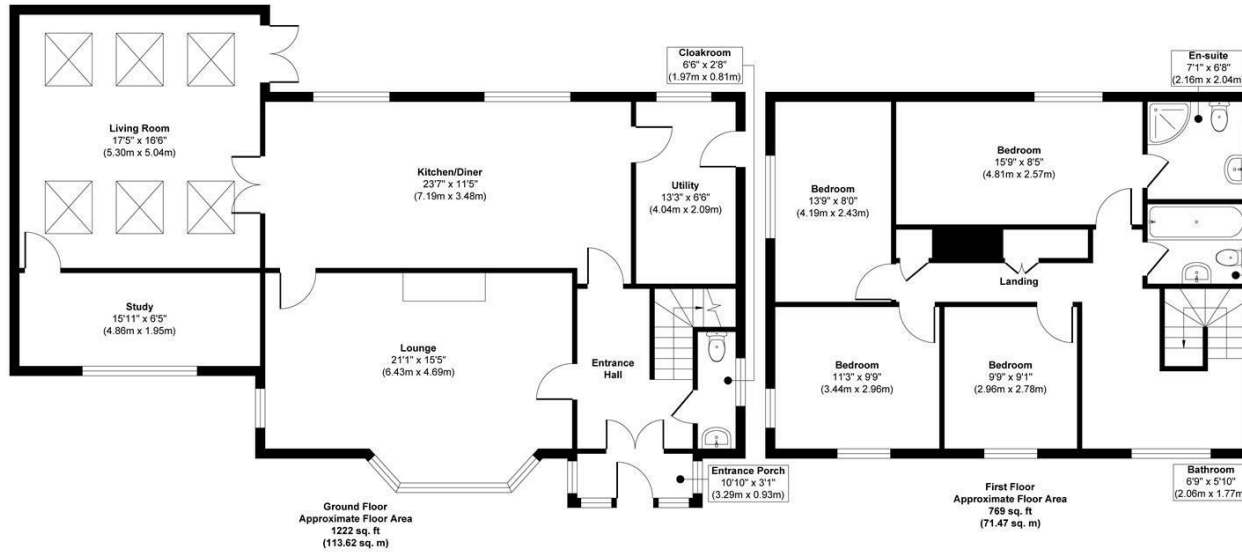
Virgin







## Old School Lane, Donington-On-Bain



**Approx. Gross Internal Floor Area 1991 sq. ft / 185.09 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>68</b>	<b>76</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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