



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**The Folly**  
Donington on Bain, Louth, Lincolnshire. LN11 9RH







## The Folly

### Donington on Bain, Louth

The Folly is a three-bedroom, semi-detached property with flowing living accommodation; set to a rural position. With garden spaces to the front and rear, the property is located to a hill-top position with views from the first floor of the rolling arable farmland typical of this beautiful part of the county.

Enjoying an east-west aspect; with open living room to dining and kitchen; the ground floor is light and bright; accompanied by conservatory to the rear, useful utility/boiler room with W/C and further cloakroom off the hallway. The first floor is home to the family shower room, and bedrooms. The property is complete with gardens to the front and rear, driveway parking for multiple vehicles and a series of useful garden shed/store spaces.

Nearby Donington on Bain is a popular village with church, public house and shop sitting within twelve miles of the well-served towns of Louth, Wragby and Horncastle. The property sits alongside the Grade II listed Stenigot Mast; the best preserved and most complete Chain Home transmitter tower surviving in its original (WWII) location. The tower is decommissioned and is only used on occasions for RAF & Emergency Service training purposes. The Tower is meticulously maintained by MOD contractors.



#### ACCOMMODATION

**Entrance Porch** having uPVC double glazed front entrance door with coloured and obscured glass infill, uPVC double glazed window to front aspect; tiled floor, electric





wall heater, ceiling light and power points. Wood single glazed obscure door to:

**Hallway** with uPVC double glazed window to side aspect; staircase up to first floor with built in under stairs storage space, carpeted floor, radiator, ceiling light and power points. Doors to dining room and to:

**Cloakroom** with uPVC double glazed obscure window to side aspect; low level WC, wash hand basin inset to vanity unit, carpeted floor and wall light.

**Living Room** having uPVC double glazed window to front aspect; carpeted floor, TV point, radiator, ceiling light and power points. Open arched doorway to:

**Dining Room** having uPVC double glazed window to rear aspect; log burning stove inset to firebox with tiled hearth and oak mantle, carpeted floor, radiators, ceiling light and power points. Open arched doorway to:

**Kitchen** having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop, electric cooker beneath extractor canopy. Tiled floor, ceiling light and power points. Wood single glazed door to:

**Conservatory** having uPVC double glazed windows to sides and rear, patio door to side aspect; pitched roof, carpeted floor, wall light and power points. Wood door to:

**Utility** having uPVC double glazed obscure window to front aspect; low level WC, wash hand basin, space and connections for under counter washing machine and further appliance. Wall mounted LPG gas fired Ideal boiler, radiator and ceiling light, loft access hatch, tiled floor and tiles to half height to walls.

### First Floor

**Gallery Landing** having uPVC double glazed window to side aspect; built in airing cupboard with louvre doors, carpeted floor, loft access hatch and ceiling light. Doors to first floor accommodation.

**Bedroom** with uPVC double glazed window to rear aspect; built in louvre door wardrobe space, carpeted floor, radiator, ceiling light and power points.







**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Family Shower Room** having uPVC double glazed obscure window to side aspect; corner shower cubicle with Mira electric shower over, tile surround, pedestal wash hand basin, low level WC. Tiles to walls, heated towel rail and ceiling light.

### OUTSIDE

The front garden is laid to lawn, with driveway parking laid to support multiple vehicles. With trees and shrubs throughout, the boundaries are contained by timber fencing, and mixed hedging.

Stood to the side is a timber framed covered **Carport / Work space**, with lighting and electrical points, and a series of timber **Sheds/Stores**.

The rear garden, also laid to lawn, is contained by hedging and post and wire fence.

East Lindsey District Council – Tax band: **A**

ENERGY PERFORMANCE RATING: **B**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office...

Old Bank Chambers, Horncastle. LN9 5HY.  
Tel: 01507 522222;  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

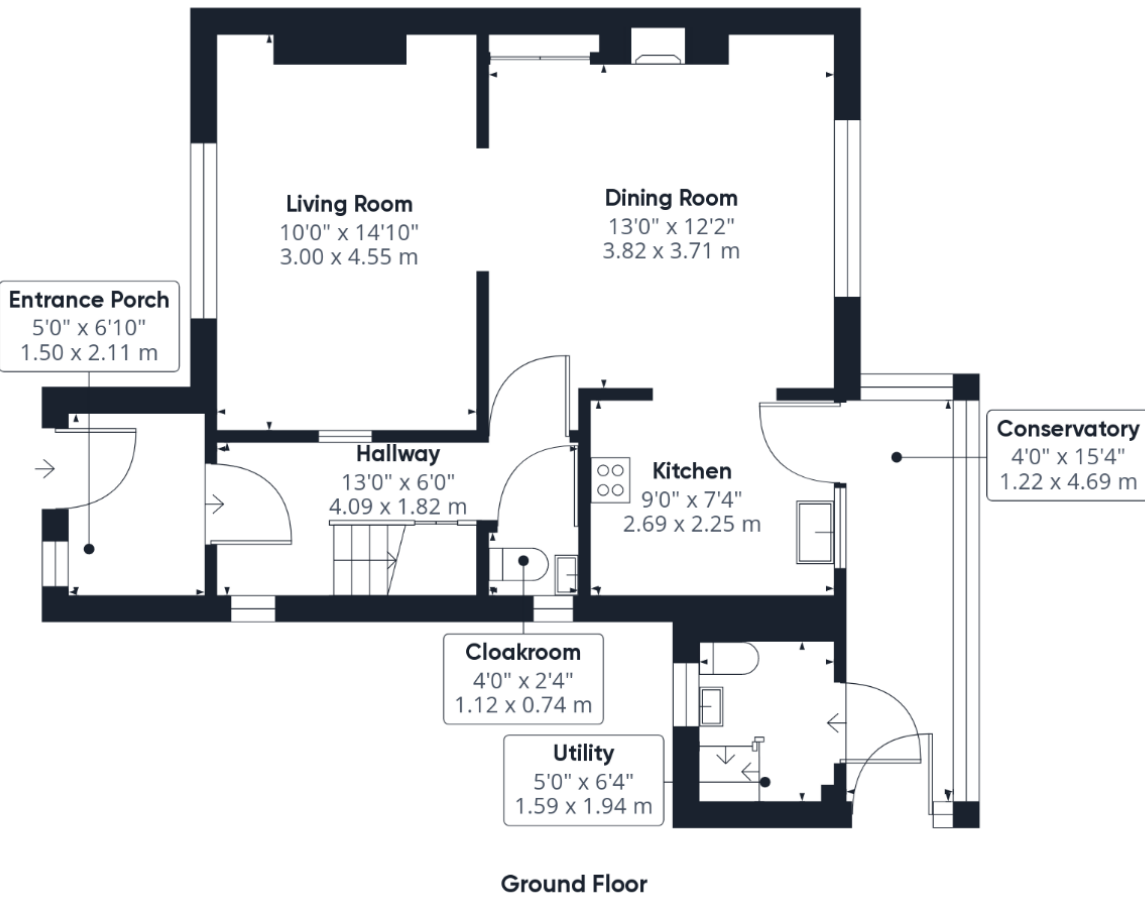
Brochure prepared 17.7.2024



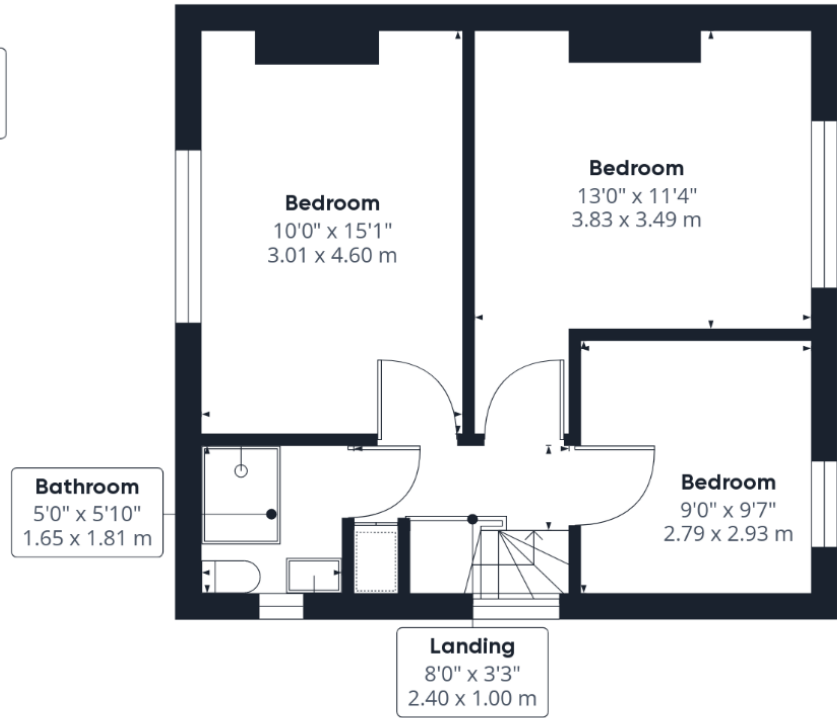








**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**  
1043.45 ft<sup>2</sup>  
96.94 m<sup>2</sup>

**DISCLAIMER**

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 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;  
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