



4, Greenacres

| Donington-On-Bain, Louth | LN11 9TT

£315,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

4

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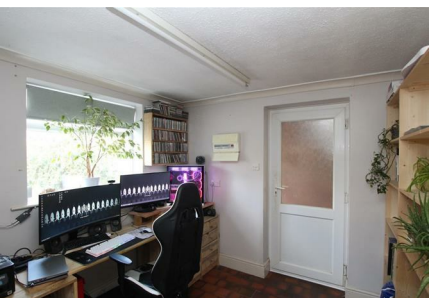
A Wonderful Opportunity to buy a Good Sized Detached Village Home within this Area of Outstanding Natural Beauty, nestled on the edge of Donington on Bain. This pretty village set in the Lincolnshire Wolds has plenty going on for who wishes to get involved, it is well served by a Local Store, Post Office and the Black Horse Inn. There is a 'Good' Ofsted Rated Primary School for anyone wanting to bring up children is this lovely part of Lincolnshire last year the locals enjoyed live music and entertainment at the Sausage and Cider Festival, as well as delicious food obviously.

This home offers good sized family accommodation, but equally could be enjoyed by someone on their own or a couple. The accommodation comprises in brief:- Entrance Porch, Reception Hall, Living Room Multi Fuel Stove for cozy Winter evenings in. There is an modern contrasting coloured fitted kitchen which is open plan to the Dining Area and Conservatory finished in complimentary Laura Ashley wallpaper, it offers a great flow and ideal for house and garden parties or simply to enjoy with family or friends. Anyone needing to work from home couldn't wish for more with a nice sized Study having Fibre Broadband connected and up to around 150 mbs plus a Ground Floor Cloakroom adjacent. Three Bedrooms and a Bathroom with Jet-Spray Bath ready for when you feel like you need to unwind or hop into the separate shower enclosure. The Front and Rear Gardens spread out into a 'fan shape' with the rear garden being a particularly good size. There is Parking for Several Cars on the Driveway with Turning Bay, a Large Single Garage and Adjoining Workshop, there is also an EV Point.

- Good Sized Family Home
- Thriving & Active Community
- Living Room with Multi Fuel Burner
- Study plus Downstairs Loo
- Driveway, Garage & Workshop
- Lincolnshire Wolds Village
- Great Home for Entertaining
- Open Plan Kitchen/Dining/Conservatory
- Three Bedrooms & Bathroom
- Good Sized Rear Garden

Entrance Porch

Approached through uPVC double glazed entrance door. Picture windows to front and side. Tiled floor. Half panelled inner door to:-



Reception Hall

Double radiator. Wood effect floor. uPVC double glazed port-hole window to the front. Double doors to Living Room and door to Kitchen. Stairs to First Floor with recess under.

Living Room

17'11 x 10'5 extending to 11'7 (5.46m x 3.18m extending to 3.53m)
Double radiator. Multi Fuel Stove with slate effect hearth.
Window to front. Door to:-

Dining Area

9'5 x 9'8 (2.87m x 2.95m)
Wood effect floor. Radiator. Coving. Archway to Kitchen and open to Conservatory.

Conservatory

8'6 x 10'4 (2.59m x 3.15m)
Wood effect floor. Double glazed windows to side and rear.
Double glazed, double glazed sliding patio doors to rear garden.

Kitchen Area

10'11 x 9'4 (3.33m x 2.84m)
Modern range of high-gloss finish wall and base units is contrasting cream and red colouring. Wood work-surfaces with inset Belfast sink. Tiled floor and splashbacks. Window to rear.
Doorway to Lobby with Fridge/Freezer.

Cloakroom

Tiled floor. W.C. Window to rear.

Study

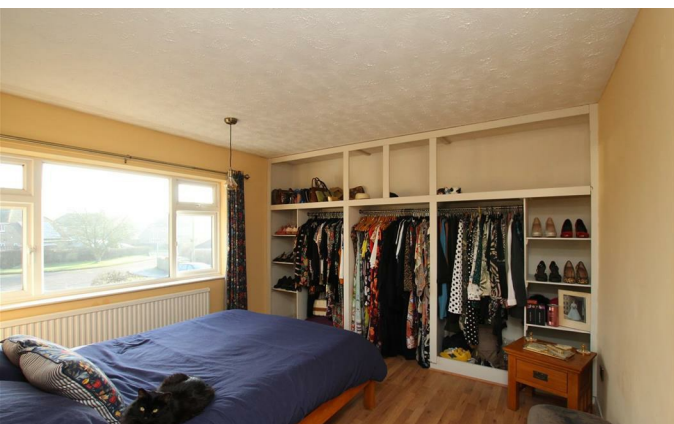
9'2 x 8'10 (2.79m x 2.69m)
Tiled floor. Half double glazed door to side. Window to rear.

Landing

'Bleached Wood' doors off. Access to boarded loft via pull down ladder, loft also having a skylight window and light.

Bedroom One

11'9 x 10'0 plus wardrobe recess (3.58m x 3.05m plus wardrobe recess)
Radiator. Window to front. Wood effect floor.



Bedroom Two

9'4 x 13'11 (2.84m x 4.24m)

Window to rear. Radiator.

'L' Shaped Bedroom Three

10'6 into recess x 8'9 plus 3'7 x 3'2 (3.20m into recess x 2.67m plus 1.09m x 0.97m)

Radiator. Window to front.

Bathroom

White suite of 'Jet Spray' bath. Shower Cubicle. Wash hand basin in vanity with cupboards under. W.C. with concealed cistern. Additional storage. Tiled to full height. Heated chrome towel rail. Window to the rear.

Front Garden

Long Driveway with Parking for Several cars and Turning Bay plus access to:-

Single Garage

9'6 x 17'11 (2.90m x 5.46m)

Up and over door. Light and electric. Opening to:-

Workshop

13'9 x 7'0 plus recess (4.19m x 2.13m plus recess)

Oil boiler. Window to side. Plumbing for washing machine.

Good Sized Rear Garden

Gated access from both sides. Paved patio with pergola, additional pebbled patio. Lawn and wildlife pond.

Additional Information

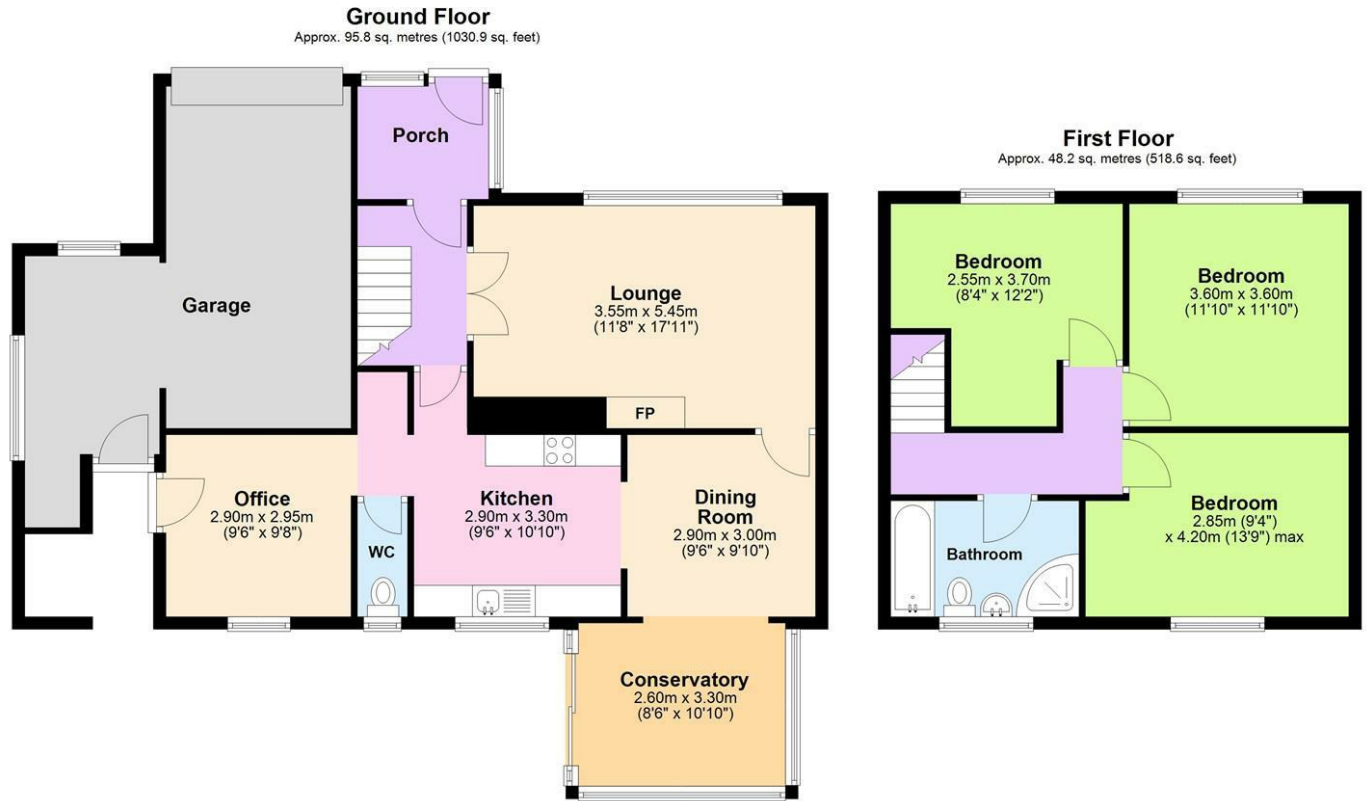
Tenure: Freehold

Services: All mains services with the exception of gas - Oil Fired Radiator Heating

E.P.C. Grade: E

Council Tax Band: C - East Lindsey





Total area: approx. 144.0 sq. metres (1549.5 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	76
England & Wales	EU Directive 2002/91/EC	

Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.