



# 6 Simons Close

Donington-on-bain

**M A S O N S**  
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# 6 Simons Close

Donington-on-bain, LN11 9TX



Modern family home

Sought after Wolds village with amenities

Quiet cul de sac

5 bedrooms and 2 bathrooms

Larger than average plot with great views

3 reception rooms

Double garage

No forward chain

A well-proportioned five-bedroom detached home, ideally located in the sought-after Wolds village of Donington-on-Bain. Set on a quiet cul-de-sac, it's just a short walk from the village's amenities. While the property would benefit from modernisation, it offers excellent family accommodation on a generous plot with open countryside views to the rear.

Accommodation includes an entrance hall, WC, three reception rooms, kitchen diner, and utility room. Upstairs are five bedrooms, including a master with en suite, plus a family bathroom. Outside, there is extensive driveway parking, a detached double garage, and spacious lawned gardens to the front and rear.

The property is of a modern build, having brick-faced cavity walls with uPVC double-glazed windows, pitched timber roof covered in clay pantiles with matching double garage and a Potterton oil-fired boiler and central heating system. The property is sold as seen and buyers at their own cost should arrange for any alterations, repairs or upgrades they require.

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## Ground Floor

Part-glazed door into the hallway with staircase leading to the first floor and glazed timber doors to principal rooms. WC off to the other side. At the front is a generous reception room which would make an ideal sitting room, games room or work space, as required. The formal lounge is positioned to the right-hand side and has a fireplace with open grate fire, windows to two aspects and glazed doors into the rear sun room, having patio doors onto the rear garden.









The kitchen diner is centrally positioned and has a range of base and wall units finished with wood doors, roll-top surfaces and stainless steel sink. Integrated cooker and hob, space and plumbing for washing machine, large space to side for dining table and door through to the utility room with further base units, worktop and sink. Also housing the Potterton oil-fired boiler and having part-glazed door into the rear garden.







## First Floor

Galleried landing with two-panel doors into bedrooms and bathroom, loft hatch to roof space and airing cupboard with hot water cylinder. The master bedroom is positioned to the rear with some superb open views to the countryside. Double in size with built-in wardrobes and en suite off with WC, wash hand basin, corner shower cubicle and part-tiled walls. Bedroom 2 is positioned to the front, being a double in size with built-in wardrobes and bedroom 3 is a further double to the rear with twin windows. Bedroom 4, also to the rear is a double in size with windows to two aspects, while bedroom 5 is a generous single with built-in wardrobes. The family bathroom is well proportioned and has panelled bath with shower over, WC and wash hand basin, part-tiled walls and frosted window to the front.







## Outside

The front garden is laid to lawn with shrubs and bushes, paved path to door and having the tarmac drive providing extensive parking leading to the double garage. Brick-built double garage with tiled roof, having twin up and over doors, concrete floor, side window and side pedestrian access door. Lighting and power within.



The rear garden is much larger than average for the property type, having fenced boundaries, patio area and lawn leading down to the bottom. Oil storage tank, pond to the far end and excellent views over the Wolds countryside, while one corner has a small wooded area, with the garden enjoying a south-easterly aspect.



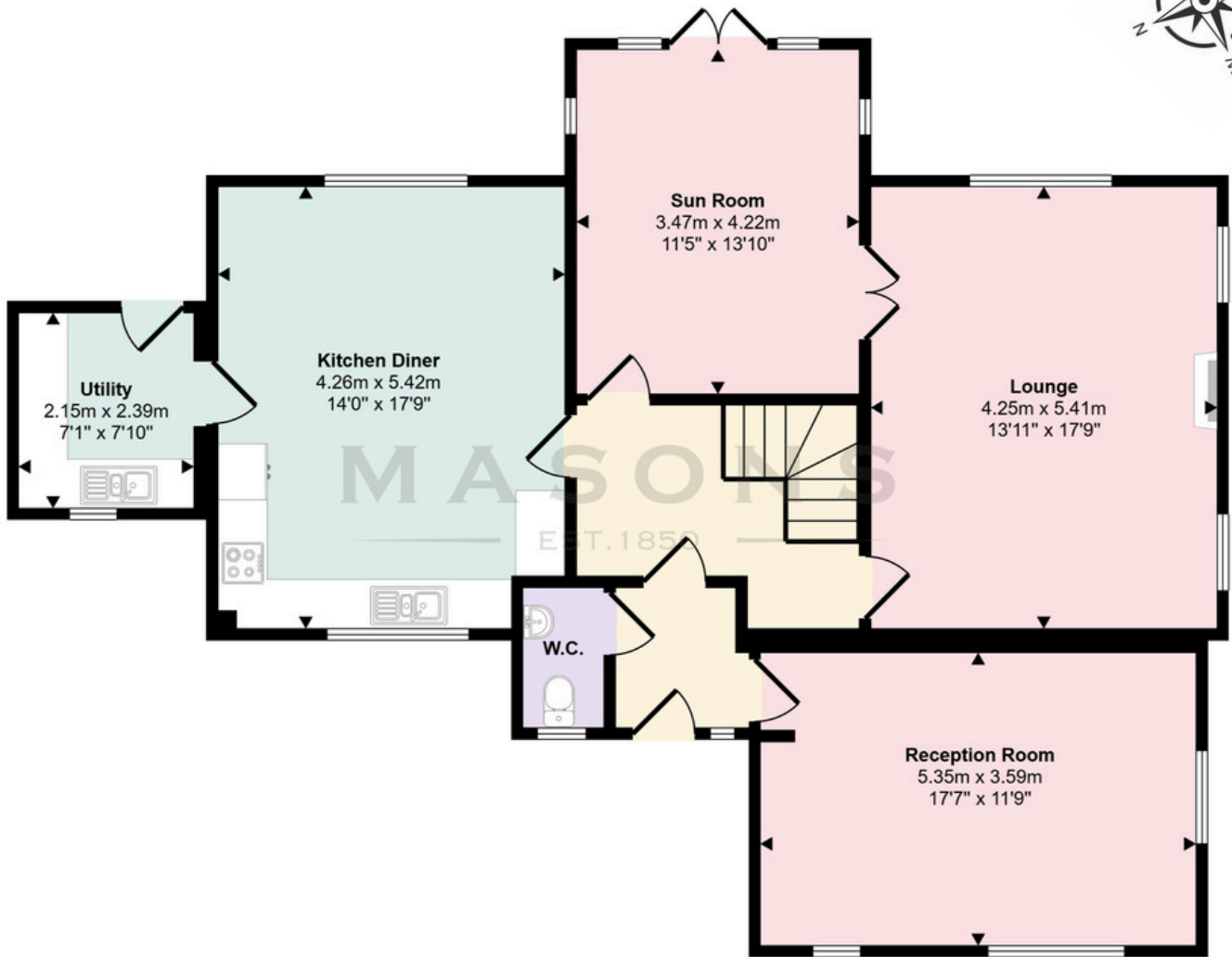




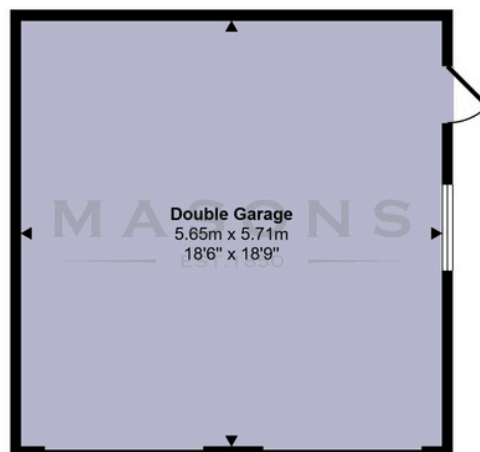








Ground Floor  
Approx 102 sq m / 1103 sq ft

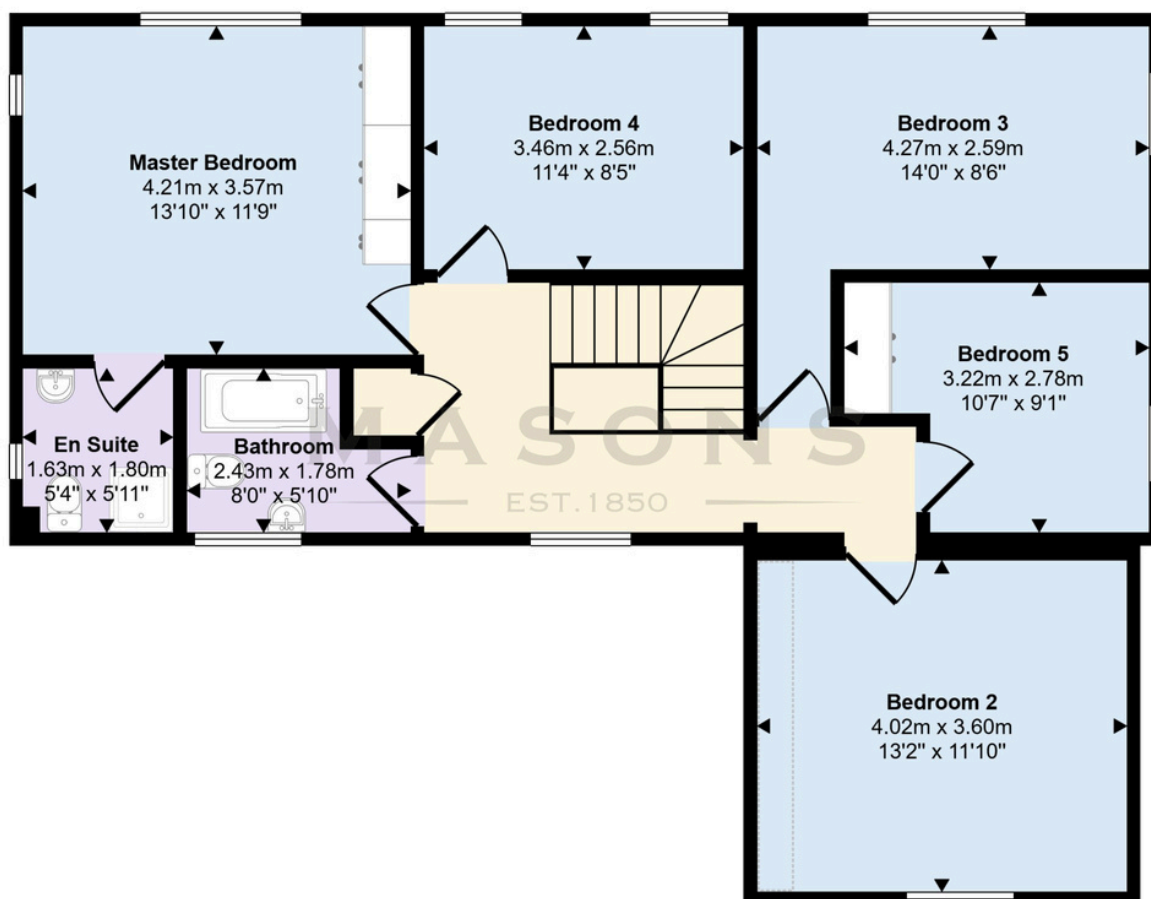


Garage  
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.





### First Floor

Approx 83 sq m / 896 sq ft

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# Donington-on-bain

A Peaceful Haven in the Wolds

Donington-on Bain is around 8 miles from Louth market town and around 10 miles equidistant from Market Rasen and Horncastle, the former having rail links to the national network and the latter known for its many antique and bric-a-brac shops. The cathedral city of Lincoln is approximately 20 miles away while the holiday coast is about 21 miles, with resorts, nature reserves and miles of open beach. One of the best villages in the Wolds for amenities having post office with shop, convenience store, the Black Horse pub serving food and providing visitor accommodation, a mobile library service, excellent mobile fish and chip van, a multi-use games area with playing fields and hard tennis courts and a children's play area.

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!) The village hall hosts several events including craft fairs, race nights, Pilates, yoga and card nights. There is a village primary school and bus service to the secondary/grammar schools and academies in the area. The stone-built Grade 2 Listed Church of St Andrew in the heart of the village and is c.1779, restored 1868 with origins dating back to the late 12th Century.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.





# Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band F

### Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///highs.shifters.microchip

### Directions

From the centre of the village, travel east along Main Road until the turning for Simon's Close. Take this left turning and the property is second on the right.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.



# M A S O N S

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