



5 Glebe Close

Donington-on-Bain

M A S O N S

— Celebrating 175 Years —

5 Glebe Close

Donington-on-Bain
LN11 9TS



NO FORWARD CHAIN

Substantial four/five bedroom detached family home

Quiet cul-de-sac position in the sought-after village of Donington-on-Bain

Spacious and versatile accommodation including multiple reception rooms and study

Well-appointed kitchen with adjoining utility room

Principal bedroom with fitted furniture and en-suite shower room

Games room and adjoining study offering annexe or home-working potential

Integral double garage, ample driveway parking and mature gardens

Open views to the rear across farmland towards the Lincolnshire Wolds

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A substantial and well-maintained four-bedroom detached family home, quietly positioned within a private cul-de-sac in the highly regarded village of Donington-on-Bain. Occupying a generous mature plot backing onto open farmland, the property enjoys a high degree of privacy together with far-reaching views across the rolling Lincolnshire Wolds countryside.

The spacious and versatile accommodation briefly comprises a large lounge with log-burning stove, sitting room, dining room, office, fitted kitchen and utility room to the ground floor, together with a cloakroom, whilst to the first floor are four double bedrooms, including a principal bedroom with en suite, and a family bathroom. A further games room and adjoining study, accessed from the rear hallway, provide flexible additional space which could lend itself to a variety of uses including home working or annexe-style accommodation (subject to any necessary consents).

Externally, the property benefits from a substantial driveway providing ample parking, an integral double garage and well-established gardens which are predominantly laid to lawn and enjoy open views to the rear. Overall, this is a spacious and versatile family home offering excellent living space in a sought-after village setting within the Lincolnshire Wolds, available for sale with NO FORWARD CHAIN.



Believed to have been originally constructed in approximately 1990 and subsequently extended in 2002, the property is of traditional brick-faced cavity wall construction beneath a pitched tiled roof. The accommodation benefits from uPVC double-glazed windows and doors together with an oil-fired central heating system.

The house has been well maintained throughout and offers spacious, well-proportioned rooms, with the later extension providing additional versatile living space suited to modern family requirements. The layout has been thoughtfully arranged to create a practical and comfortable home, with a good balance of reception space and bedroom accommodation, making it well suited to both family living and those seeking flexible areas for home working or hobbies.





Ground Floor

The property is entered via double oak-effect uPVC doors into an entrance porch with quarry tiled flooring, providing a sheltered approach to the house and practical space for coats and footwear. A further uPVC door with glazed side panel leads into a spacious and welcoming entrance hallway, finished with contemporary tiled flooring and enjoying a light, airy feel that sets the tone for the accommodation throughout. From here, doors lead to the principal reception rooms, a cloakroom fitted with a modern two-piece suite, and the staircase rising to the first floor.



The lounge is a particularly spacious principal reception room featuring a cast iron log-burning stove forming an attractive focal point, together with French doors opening onto the rear garden. There is also a separate sitting room providing a versatile additional living space, along with a study ideal for home working.



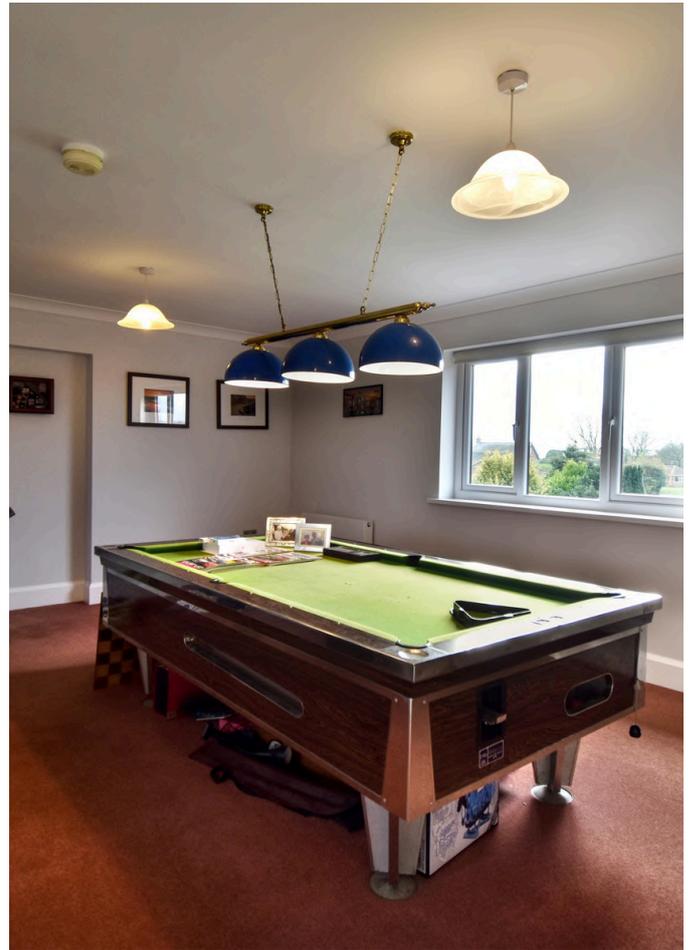


The dining room offers a pleasant and sociable area, featuring fossilised stone flooring and double doors opening to the rear garden, with an archway leading through to the kitchen.

The kitchen is fitted with a range of modern wall and base units complemented by granite work surfaces and a range-style cooker with extractor hood above. The layout provides excellent storage and preparation space together with extensive work surfaces, while a large window overlooks the rear garden, providing good natural light and pleasant views and an outlook towards the Lincolnshire Wolds.



A rear hallway provides access to the double garage, a useful utility room fitted with base units, work surface and sink together with space for appliances, and a door leading to the outside, creating a practical service area separate from the kitchen. From the rear hallway, a staircase also leads to a substantial games room above, offering excellent potential for annexe-style accommodation or further workspace (subject to any necessary consents). The current layout also presents the opportunity, with relatively minor alteration, to create an additional room to serve the annexe area, as the games room includes a recessed section adjoining Bedroom Three which could be opened to provide a further internal connection if required.

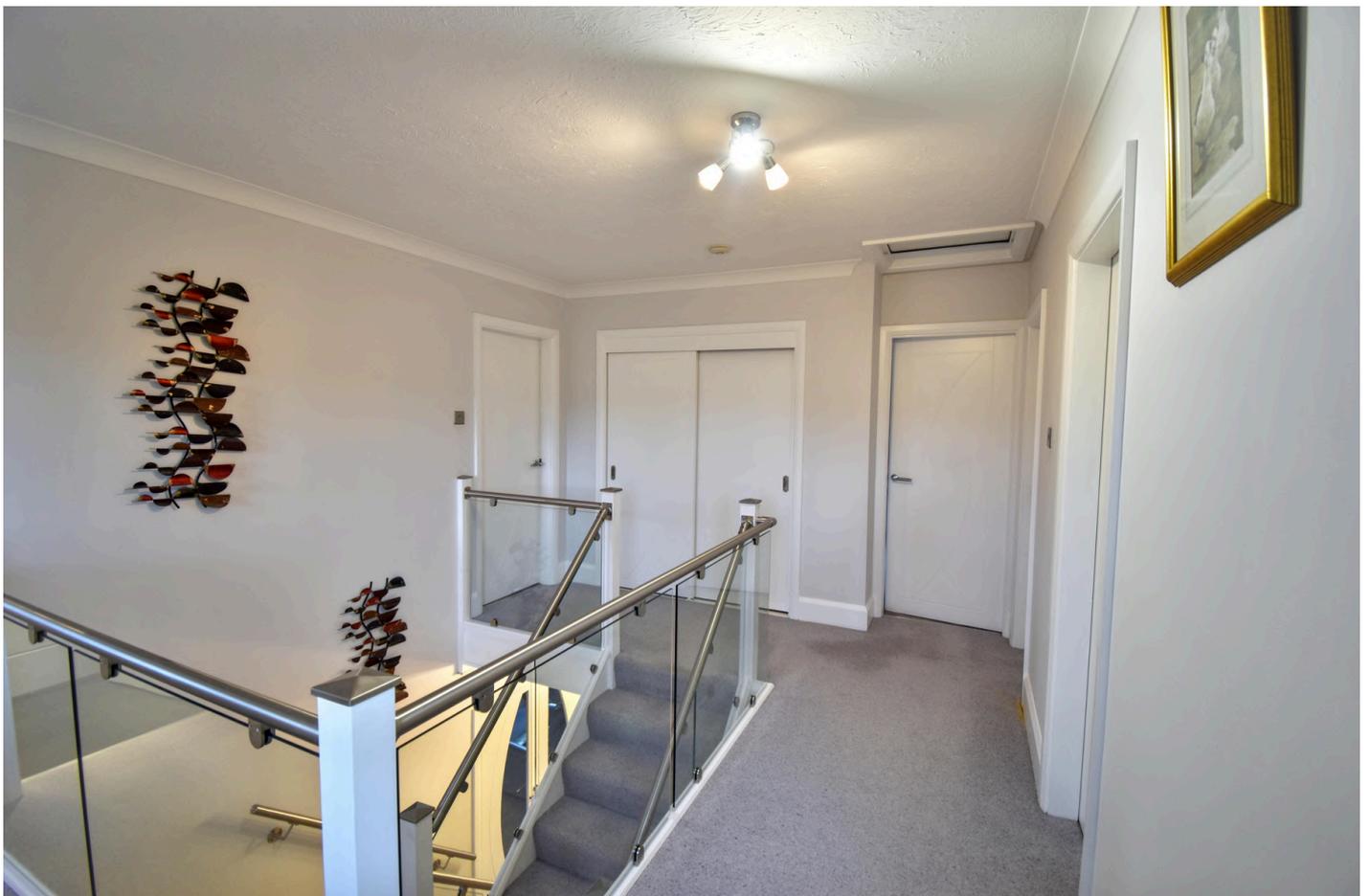




The staircase rises to a spacious and light first-floor landing with glazed balustrading, creating an open and contemporary feel. Doors lead to the bedrooms and family bathroom, together with useful built-in storage.



Multiple windows enjoys open views towards the Wolds, allowing excellent natural light to flood the space and creating a bright, airy atmosphere throughout the day. Stylish glass and chrome detailing continue the contemporary theme, while the generous proportions give a real sense of flow and connectivity between the upper rooms .





The principal bedroom is a generously proportioned double room featuring an extensive range of fitted wardrobes and fitted dressing furniture, providing excellent storage. A wide window enjoys open views towards the Wolds, allowing good natural light and a pleasant outlook. The room is further complemented by an en-suite shower room, fitted with a modern suite comprising a shower enclosure, wash hand basin and WC, finished with contemporary tiling.



There are three further well-proportioned bedrooms, each offering comfortable accommodation and versatility for family living, guest space or home working. Several rooms benefit from fitted wardrobes and attractive open views over the surrounding countryside and neighbouring gardens.

The family bathroom is fitted with a modern white suite comprising a panelled bath, separate shower enclosure, wash hand basin and WC, complemented by contemporary tiling and recessed ceiling lighting, creating a bright and practical space.



Outside

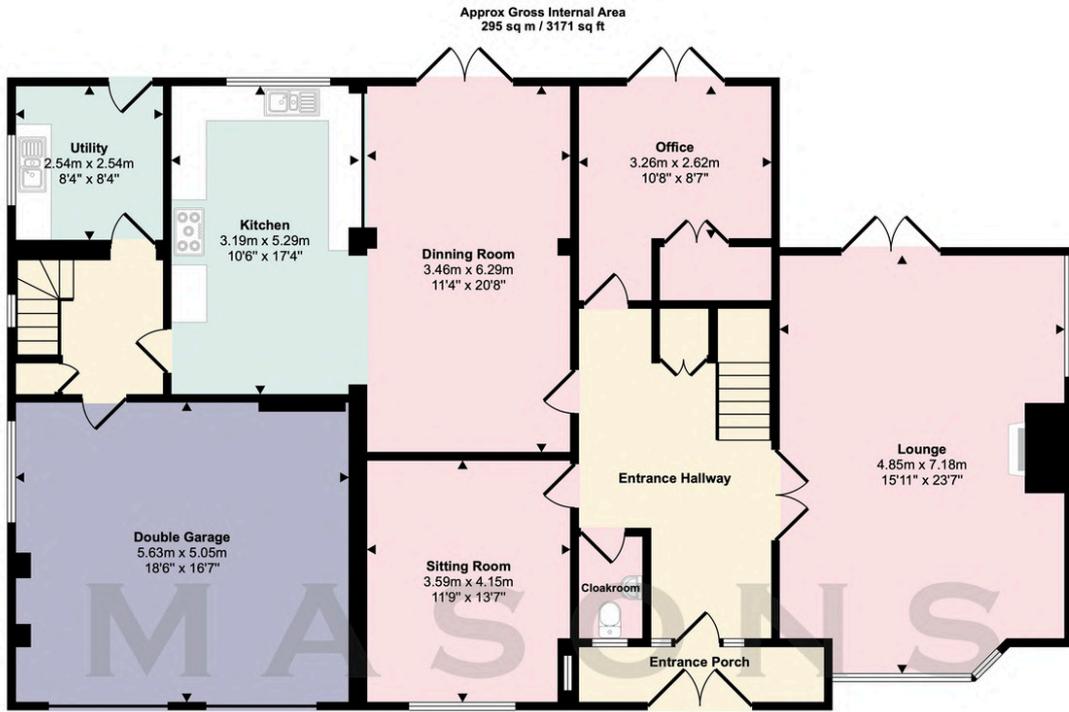
The property stands in a pleasant position and is set within well-maintained gardens that complement the house. To the rear, the garden is predominantly laid to lawn with established planting and a paved seating area providing an ideal space for outdoor dining and entertaining. From here there are attractive open views towards the Wolds, creating a particularly appealing backdrop and a sense of space.



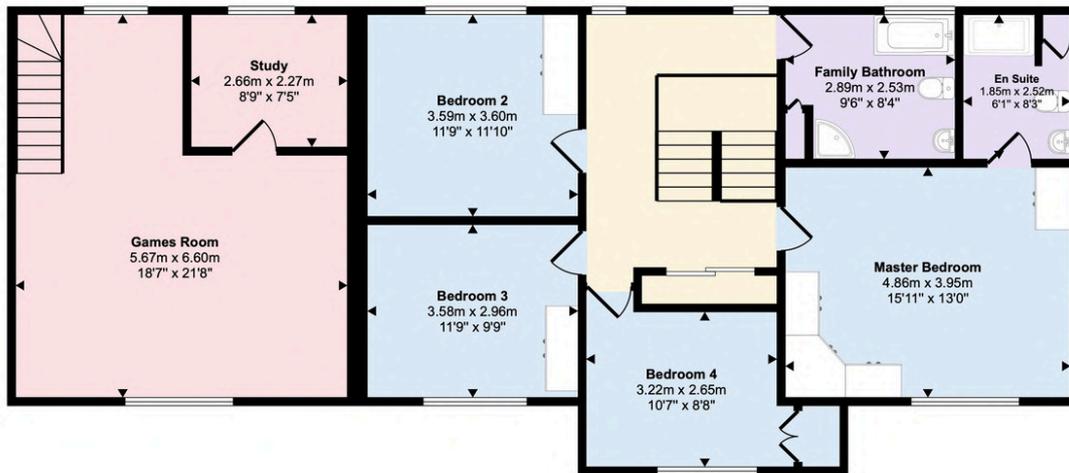
A timber garden building provides useful additional storage or potential for hobby or leisure use, while the overall layout of the garden offers a good balance of open lawn and seating areas suitable for both relaxation and family use.

To the front, the property is approached via a driveway providing ample off-road parking and giving access to the double garage, together with areas of planting that enhance the approach to the house.





Ground Floor
Approx 171 sq m / 1839 sq ft



First Floor
Approx 124 sq m / 1332 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 the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 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 main electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words:///attending.cakes.parrot

Directions

From the centre of the village of Donington-on-Bain, adjacent to St Andrew's Church on Main Road, proceed along Main Road in the direction of the Black Horse Inn. After a short distance, turn into Glebe Close. Continue into the cul-de-sac and the property will be found on the right-hand side.

Agent's Note

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.

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.



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.



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EST. 1850

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