



# CROFTS ESTATE AGENTS

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Manderley Glebe Close Donington-On-Bain  
Donington-On-Bain  
LN11 9TS

Offers in the Region Of £425,000

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### Property Description

Set on in and exclusive Cul-de-sac on 0.23 ACRES in an AREA OF OUTSTANDING BEAUTY is this beautifully presented, seven year old THREE BEDROOM detached bungalow. With views to die for to the back over rolling Lincolnshire fields, this property makes the perfect downsizing property without sacrificing too much space with all the rooms needed in ample proportion. Briefly comprising entrance hall, large storage cupboard, open plan kitchen breakfast dining room, spacious lounge, three double bedrooms with master en suite shower room and family shower room, All of the gardens to all sides have been beautifully landscape with two large patios, raised decking area, summer house and neat stone pathways. The garden is low maintenance gravel with selected planted grasses providing colour throughout the garden. Lincolnshire fencing borders the rear and side, Parking is in plentiful supply with double detached brick garage plus off road parking to the front for multiple vehicles.

### Entrance hall

19' 0" x 5' 10" (5.80m x 1.78m)

A T-shaped entrance hall is entered through a uPVC glazed door with side window with vertical blinds from a small covered porch area. The hall has storage cupboard, airing cupboard, underfloor

heating, wood effect grey tiled floors, seven down lights, neutral decor to coving and loft access with loft ladder.

### Storage room

4' 9" x 5' 11" (1.45m x 1.80m)

Originally planned as a cloakroom, the owners who have had it from new preferred this room for storage but could be converted if required. The room has uPVC window to the rear with vertical blind, grey wood effect tiled floor, underfloor heating, cream decor and two down lights.

### Kitchen breakfast dining room

18' 6" x 18' 8" (5.63m x 5.68m)

A superb open plan room which is the hub of the house. A soft close beautiful cream kitchen with black granite work tops and splash back returns over, routed 1.5 sink drainer, integral appliances built in including, electric induction hob, 50/50 fridge freezer, dishwasher, microwave, white metro tile splash back tiling, wood effect grey tiled floor, two uPVC windows with blinds, under floor heating, 16 down lights and breakfast bar for four people.

### Lounge

13' 8" x 17' 11" (4.16m x 5.45m)

A well proportioned lounge has two uPVC windows to the front, uPVC full length window and sliding door to the side patio all with blinds, feature fireplace with log burner, brick inset and granite

hearth, under floor heating, cream decor, coving, seven down lights, wood laminate, grey decor and two wall lights.

### Bedroom One

11' 6" x 12' 7" (3.51m x 3.84m)

With white decor, wood laminate flooring, uPVC window to the front with blind, built in wardrobes with TV point inside, under floor heating and four down lights.

### En suite shower room

7' 2" x 5' 10" (2.18m x 1.78m)

The en suite room has enclosed corner quarter shower, vanity sink and WC, white tiled splash backs, cream decor, grey tiled floor, under floor heating, uPVC frosted window and blind, two down lights and extractor.

### Bedroom

two

11' 8" x 9' 8" (3.56m x 2.94m)

The slightly larger than third, second bedroom has built in storage, wood laminate flooring, cream decor, uPVC window with blind, under floor heating and four down lights.

### Bedroom three

11' 9" x 8' 10" (3.57m x 2.69m)

The third double room has uPVC window with blind to the rear, wood laminate flooring, cream decor, four down lights and under floor heating.

### Family shower room

7' 11" x 5' 10" (2.41m x 1.79m)

The shower room has enclosed corner quarter shower, vanity sink and WC, white tiled splash backs and cream decor, there is uPVC frosted window and blind to the side, two down lights, extractor, under floor heating and grey tiled floor.

### Detached double garage

17' 2" x 17' 5" (5.24m x 5.31m)

A double detached brick and tiled garage has two up and over metal doors and uPVC door to the side. Inside the garage has power and light plus eaves storage.

### Rear and side gardens

A superbly landscaped south west facing rear and side gardens have two large well laid patio areas to enjoy the sun as it moves around, gravel gardens with inter laid paths being broken up by tall

grass planting across the garden. There is bin store, log store, separate raised decking area plus slab path o timber summer house. The rear enjoys unspoiled views to rolling countryside over low traditional Lincolnshire fencing. Slab paths lead around the whole house with access to two metal gates to the front and the door to the garage.

### Front garden

The front garden is laid to lawn with slab path to the front door with paths across the front to both sides. In front of the lawn is a large shared gravel driveway with ample parking for visitors.



### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

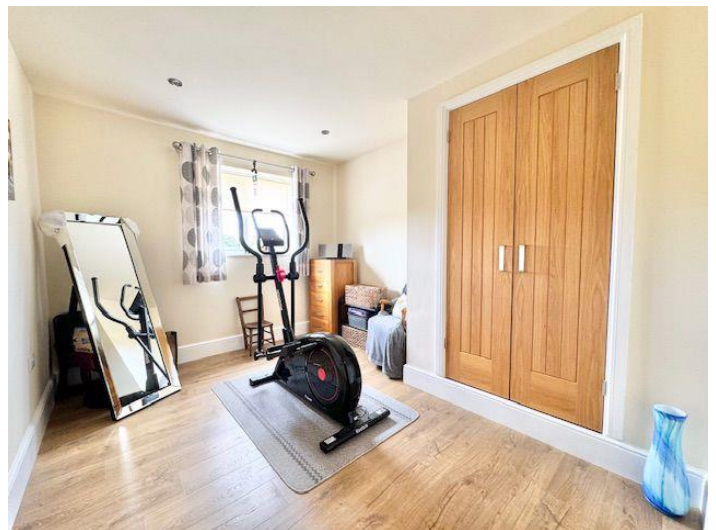
### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
141.8 sq.m. (1526 sq.ft.) approx.



CLEETHORPES: 01472 200666  
IMMINGHAM: 01469 564294  
LOUTH: 01507 601550

TOTAL FLOOR AREA: 141.8 sq.m. (1526 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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