

1 Glebe Close

Donington-on-Bain

MASONS

SINCE 1850



1 Glebe Close

Donington-on-Bain
LN11 9TS

Detached bungalow in a pleasant and peaceful residential location

Flexible two/three-bedroom accommodation

NO CHAIN

Spacious conservatory overlooking the garden

Versatile third bedroom, ideal as a dining room, home office or hobby room

Private driveway providing off-road parking

Situated within a popular Wolds village setting

Garage offering additional parking or storage

Occupying a pleasant position within a quiet cul-de-sac, just off the village centre, this spacious detached bungalow is situated in the highly regarded Lincolnshire Wolds village of Donington-on-Bain. The village offers a selection of local amenities, including a primary school, public house and village shop, making it a convenient yet peaceful place to call home.

Set on a good-sized plot, the property provides versatile single-storey accommodation, offering flexibility for a range of buyers. The accommodation is approached via a welcoming entrance porch, with uPVC double glazed entrance door and matching side panels, leading into the central hallway. There is a useful built-in storage cupboard, along with access to the roof space. Further benefits include uPVC double glazing, oil-fired central heating and the advantage of being offered for sale with no onward chain. The property also benefits from a driveway providing ample off-road parking and a garage.











The lounge is a spacious and comfortable reception room, providing an ideal setting for everyday relaxation. An attractive Georgian-style fireplace with tiled hearth and inset electric fire creates a focal point, whilst the two oriel-style double glazed windows bring in plenty of natural light. The room is further complemented by a coved ceiling and offers ample space for a range of lounge furnishings.











The bungalow offers two comfortable bedrooms, both providing useful built-in storage in the form of mirror-fronted fitted wardrobes. The main bedroom benefits from two double glazed windows, creating a light and pleasant space, whilst bedroom two enjoys an attractive oriel-style window. Both rooms offer flexibility for bedroom furniture and could equally accommodate alternative uses depending on individual requirements.





Offering additional flexibility, the third bedroom could be utilised as a hobby room, study, occasional bedroom or further sitting area. From here, part-glazed double doors open into the conservatory, creating a lovely additional space overlooking the rear garden. With its brick base, tiled flooring, double glazed windows and pitched roof, the conservatory provides an ideal spot to sit and enjoy the garden throughout the seasons. An external door also provides direct access outside.





The kitchen has been fitted with a modern range of wall and base units, finished with marble-effect work surfaces and complementary tiled splashbacks. There is provision for a range-style cooker with extractor hood above, alongside an integrated fridge freezer and space for a washing machine. A useful pull-out larder cupboard provides additional storage, whilst the sink is positioned to take advantage of views across the rear garden. A side access door offers further practicality, making this a well-equipped and functional space.















The property benefits from a modern shower room, featuring a generous walk-in shower with mains-fed shower, contemporary vanity wash basin and easy-maintenance splashback-lined walls. A heated towel rail, double glazed window and extractor fan complete the room. There is also the added benefit of a separate WC.











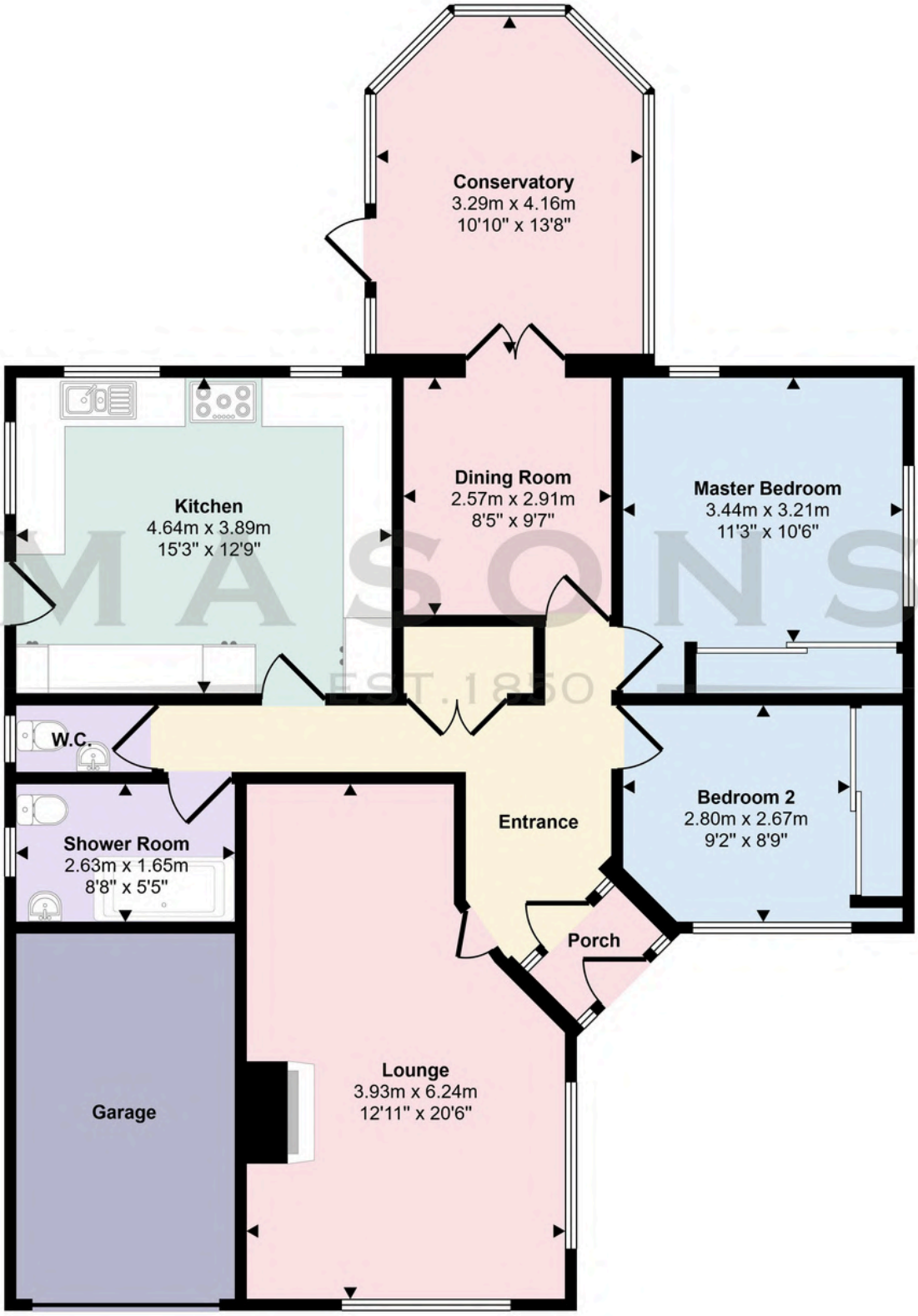
Externally the property occupies a good-sized plot, with gardens to both the front and rear. To the front, there is a neatly maintained lawn alongside a sandstone paved seating area, with a tarmac driveway providing ample off-road parking and leading to the garage. The rear garden offers a pleasant degree of privacy, with a combination of lawn and sandstone paved patio, ideal for outdoor seating and entertaining. Established flower and shrub borders add interest, whilst timber fencing and hedging enclose the garden.

The garage is fitted with an electric roller shutter door and benefits from power, lighting and a double glazed window. It also houses the Grant oil-fired central heating boiler.





Approx Gross Internal Area
118 sq m / 1270 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.

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. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

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.

The Lincolnshire Wolds and The Coast

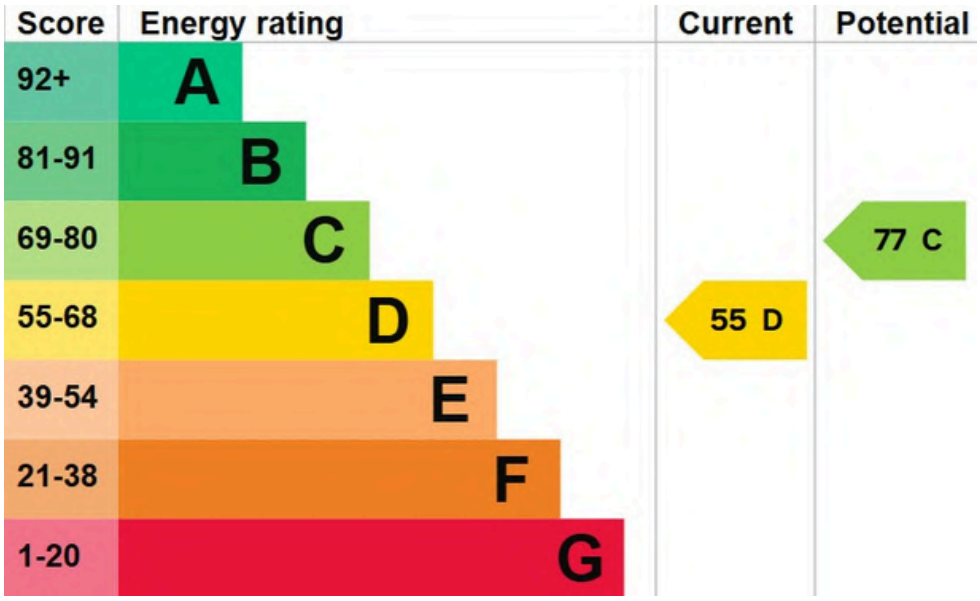


Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer 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.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.The region’s natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

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

Tenure

Freehold

Location

What3words:///buggy.reduction.magical

Directions

Proceed out of Louth along Westgate and continue straight over the roundabout onto the A631, following signs towards Welton-le-Wold. At the fork near South Elkington, bear left and continue along the A631. After passing the garage at Welton-le-Wold, turn left onto Bluestone Heath Road. At the first crossroads, turn right towards Donington-on-Bain and follow the road into the village. Turn left at the T-junction towards the village centre, then follow the road to Glebe Close located on the left, where the property can be found shorly on the left.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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