



Main Road, Donington-on-Bain, LN11 9TJ
Offers In The Region Of £330,000

NO ONWARD CHAIN

Situated within the beautiful Wolds village of Donington-on-Bain, TES Property are delighted to offer for sale 'The Forge'. This deceptively large character cottage boasts a country style kitchen diner, utility room, lounge, study, master bedroom with en-suite shower room, three further bedrooms and bathroom. It also offers a sizeable garden with outbuildings. Perfect cosy family home, viewing is advised

ENTRANCE HALL

Tiled Flooring, coat hooks, loft hatch, radiator and door to the:

WC



Two piece suite consisting of low level wc and corner wash hand basin. Tiled floors, tiled backsplash, radiator. Wooden double glazed window to side elevation

SNUG 11'6" x 10'8" (3.51 x 3.25)



Parquet flooring, radiator, tv point. Multi fuel stove set on a tiled hearth with a wooden mantel. Ceiling beam, wooden double glazed window to rear.

LOUNGE 17'4" x 12'6" (5.28 x 3.8)



Parquet flooring, radiator, tv point. Feature cast metal open fireplace with tiled hearth and wooden surround/mantel. Double glazed wooden window to front elevation. 2 ceiling beams.

BEDROOM 5/STUDY 11'6" x 10'6" maximum (3.51 x 3.20 maximum)

Parquet flooring, radiator, under stairs storage cupboard, inset spotlights. Wooden double glazed window to side elevation. Ceiling beam.

REAR HALLWAY

Parquet flooring, inset spotlights, wooden stable door with double glazed top section to side elevation. Glazed door to the:

UTILITY ROOM 12'6" x 7'4" (3.8 x 2.23)



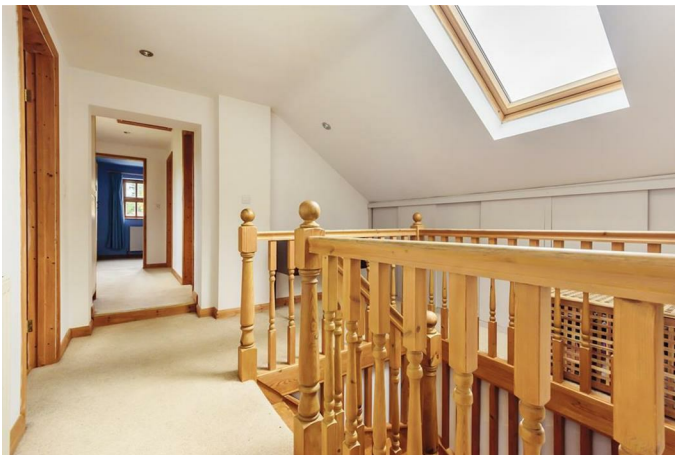
Tiled flooring, base cabinets and wall shelving. 1 1/2 ceramic sink inset into worktop. Space and connection for washing machine. Floor standing boiler, radiator. Wooden double glazed stable door to side elevation.

KITCHEN DINING ROOM 18'5" x 11'0" (5.61 x 3.35)



Parquet flooring, A good range of base and wall units, integrated dishwasher oak block worktops and tiled backsplash. Large gas range with modern extractor above. Inset spotlights. Wooden double glazed windows to side and rear elevations and wooden double glazed french style doors to rear elevation.

LANDING



Lovely large galleried landing with spindle balustrade. Radiator, eave storage cupboards and loft access. Velux window to side, office/seating area. Wooden doors leading to:

BEDROOM 1 16'2"x12'8" (4.94x3.86)



Wooden double glazed window to front elevation, inset spotlights, part sloping ceiling and radiator. Wood bi-fold doors to ensuite.

ENSUITE BATHROOM 5'4" x 4'7" max (1.63 x 1.40 max)



Tiled flooring, corner shower, low level wc, and corner wash basin. Tiling to the walls and a heated towel rail. Inset lighting and electric shave point

BEDROOM 2 11'0" x 9'6" extending by 4'5" x 2'9" (3.35 x 2.90 extending by 1.35 x 0.84)



L-shaped bedroom with wooden double glazed window to rear elevation and radiator.

FAMILY BATHROOM 7'3" x 6'6" (2.21 x 1.98)



White three piece suite comprising a P-shaped bath with shower over, low level wc and pedestal wash basin. Full tiling to walls, inset spotlights and vinyl flooring. Wooden double glazed window to side elevation. Electric shave point and radiator.

REAR LANDING 10'0" x 4'1" (3.05 x 1.24)

Wooden double glazed window to side elevation. Loft access and radiator. Doors leading to Bedrooms 3 & 4

BEDROOM 3 10'8" x 7'6" (3.25 x 2.29)



Wooden double glazed window to rear elevation, radiator and part sloping ceilings.

BEDROOM 4 8'6" x 7'8" (2.59 x 2.34)

Wooden double glazed window to rear elevation and radiator.

OUTSIDE



To the rear, a large paved seating area shaded by a covered pergola and is surrounded by brick walls with inset seating. Steps lead up to the large garden, primarily laid to lawn, benefiting from perimeter shrub beds and boundaried by mixed hedging and wood panel fencing. The property fronts the road with a gravel parking area and a path leading around the property. There is a large outbuilding 18' 7 x 12' 7 which is insulated and connected to power. Multiple other outbuildings including a green house, timber garden store and sheds.

Services

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. As agents we do not test or inspect any of the services or service installations and any interested parties should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitor's confirmation.

Council Tax Band

East Lindsey Council Tax Band A

Brochure Prepared

December 2022

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan

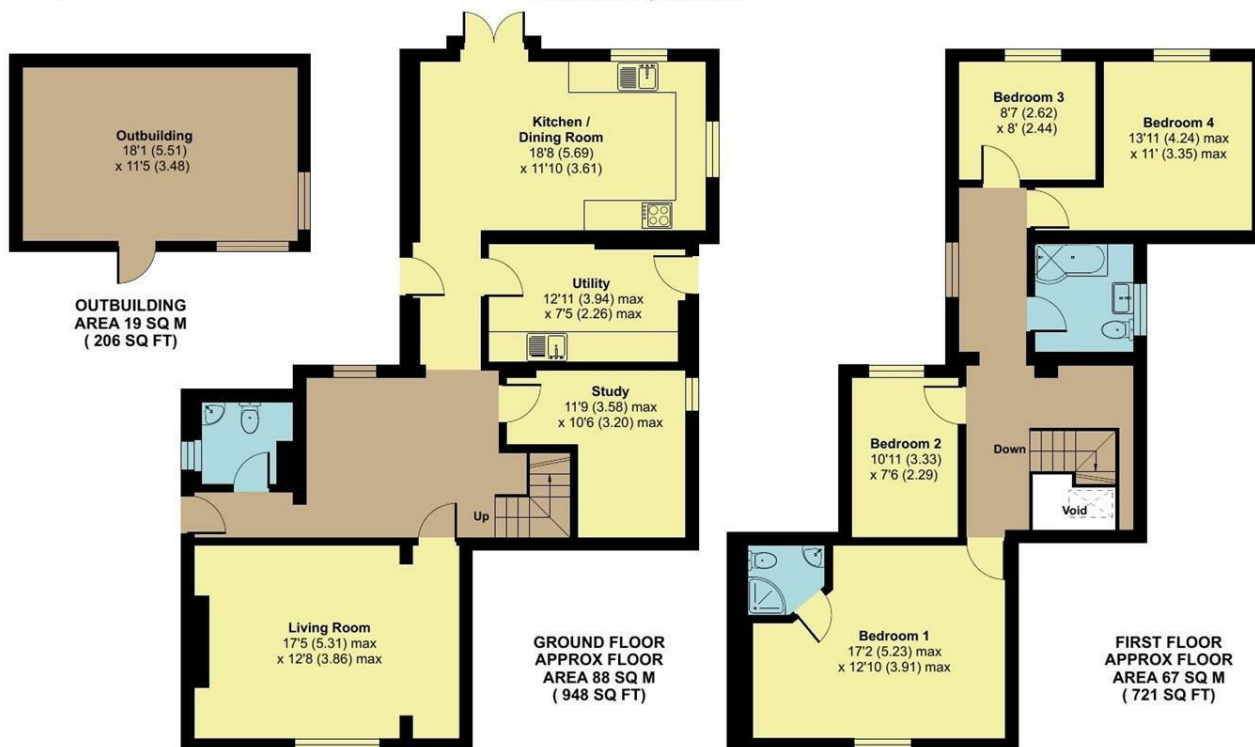
Main Road, Donington-on-Bain, Louth, LN11

Approximate Area = 1669 sq ft / 155 sq m (excludes void)

Outbuilding = 206 sq ft / 19 sq m

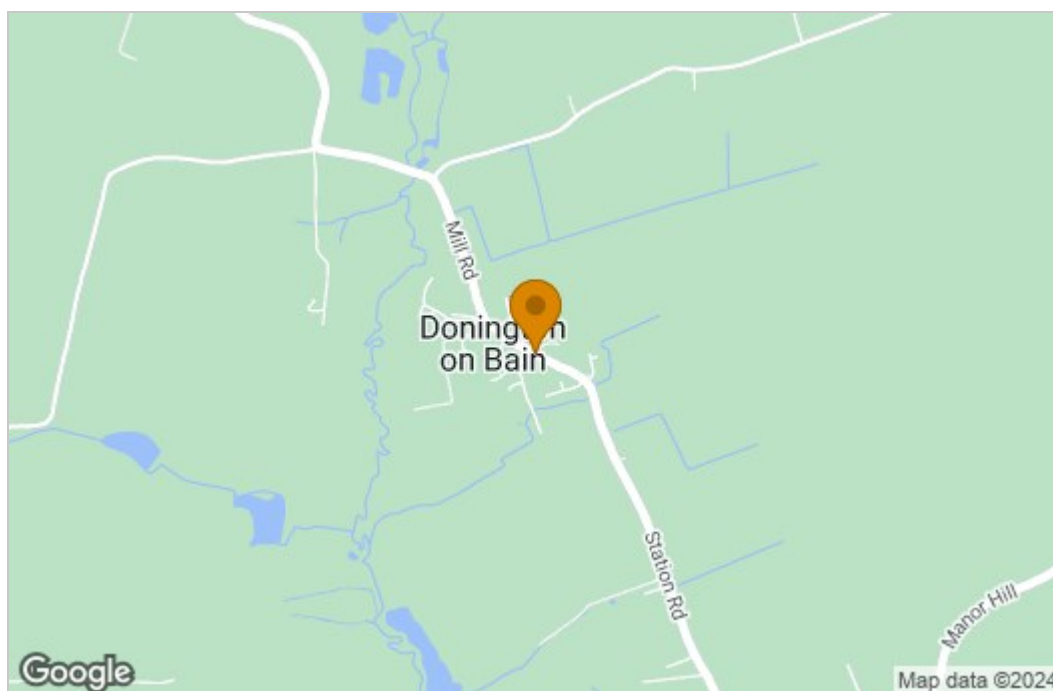
Total = 1875 sq ft / 174 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2022.
Produced for Hunters Property Group. REF: 921539

Area Map




Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		52	73
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive 2002/91/EC



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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