CHOICE PROPERTIES

Estate Agents

3 The Bungalow Meadowcroft Top, Donington-On-Bain, Louth, LN11 9TP

Price £165,000



Choice Properties are delighted to offer for sale this two-bedroom bungalow, situated in the popular village of Donington on Bain, within the beautiful Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The village offers a range of local amenities, with the nearby market towns of Louth and Horncastle providing further shopping, leisure and everyday facilities. Offered for sale with no onward chain, the property presents an ideal refurbishment opportunity for buyers looking to put their own stamp on a home in a desirable village location.

The Property Ombudsman
naea | propertymark PROTECTED

Offering well-proportioned accommodation throughout, with the benefit of a garage and electric storage heating, the property comprises:-

Hallway
The entrance hall features neutral décor and an electric storage heater. A linen cupboard houses the hot water tank, with access to the loft also available from here. The hallway provides access to all rooms within the property.

Kitchen
The kitchen is situated at the front of the property and features fitted wall and base cabinets with worktop space, alongside room for a cooker, washing machine and fridge. A sink is positioned beneath a dual-aspect window, with a tiled floor and splashback completing the room. An electric storage heater provides heating, while a side door offers convenient access to the driveway.

Reception Room
A reception room situated at the front of the property, featuring a bay window, electric fireplace and electric storage heater. The room is finished with neutral walls and carpeted flooring.

Bedroom 2
The bedroom features neutral walls and carpeted flooring, with double uPVC French doors providing natural light. An electric storage heater completes the room

Bathroom
The fully tiled wet room comprises a three-piece suite including a shower, W.C. and hand wash basin. Further features include a chrome heated towel rail, frosted window and extractor fan.

Bedroom 1
A good-sized double bedroom situated to the rear of the property, featuring white walls and carpeted flooring. A window overlooks the garden, with an electric storage heater providing heating.

Garage
The garage benefits from an electric roller door, power and lighting, making it ideal for vehicle storage or additional storage space.

Garden
The front garden is laid to lawn with low fencing to either side. The rear garden is also predominantly laid to lawn, enclosed by fencing to the boundaries and featuring a selection of shrubs. A small shed provides useful outdoor storage.

Driveway
A driveway to the front of the property provides off-road parking for multiple vehicles.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements
By appointment through Choice Properties on .

Opening Hours
Monday - Friday: 9:00am - 17:00pm
Saturday: 9:00am - 15:00pm

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



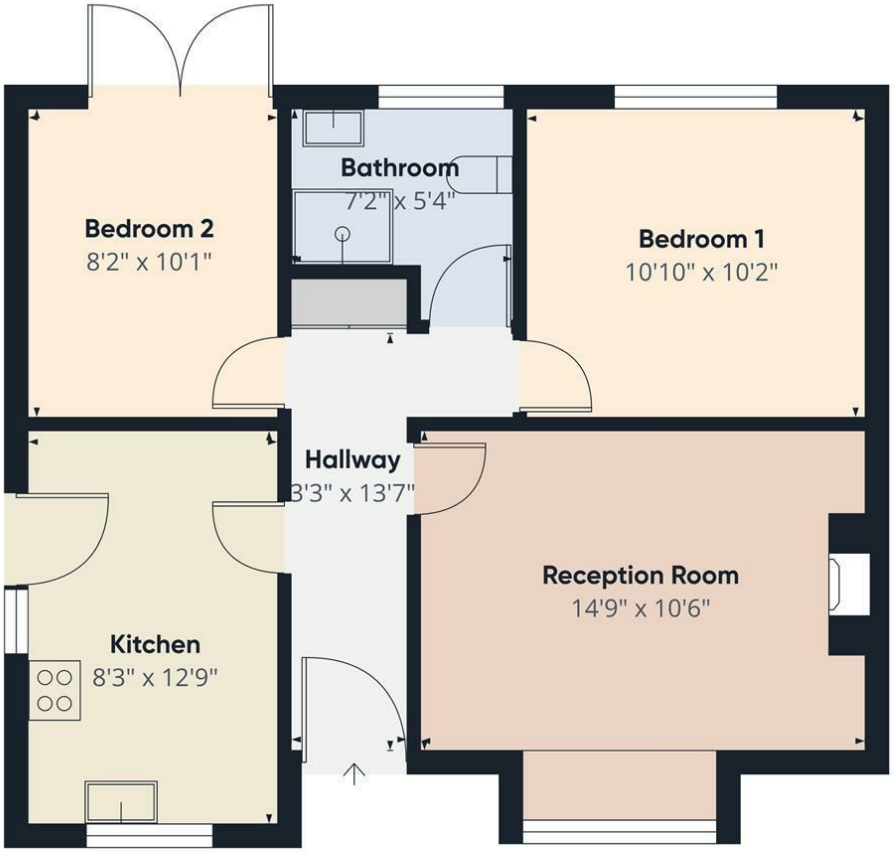




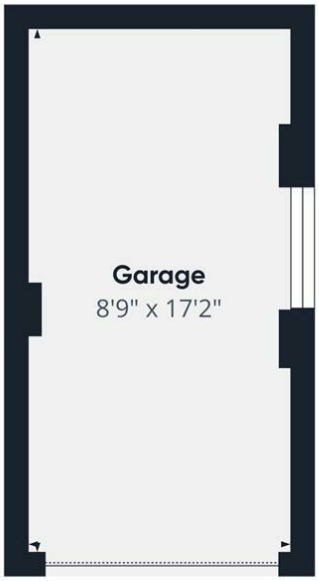






Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

729 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use the postcode LN11 9TP, this will take you to Meadowcroft Top. The property is at the end.

