



Fair View Church Close Donington-on-Bain Louth LN11 9TL

£270,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A wonderful opportunity to acquire a character detached cottage, dating back to the Victorian times and situated in the centre of a popular Lincolnshire Wolds village. The property has been successfully let out as a holiday cottage in recent years and has been lovingly improved by the current owners to provide an attractive and versatile period property.

Situation

The village benefits from having a number of amenities including a primary school, public house, Post Office and village shop and village hall and enjoys many public footpaths including part of the Viking Way. It is also conveniently situated for the market towns of Louth to the north east and Horncastle to south .There are many good walks and cycle routes straight from the door into the rolling hills of the Lincolnshire Wolds or travel east and visit the sandy beaches that run all the way along the coast from Mablethorpe to Skegness.

Inland the City of Lincoln is around 30 minutes drive, with its famous Cathedral, Castle and Brayford Wharf where you can eat in drink as you watch the boats cruise slowly by. The Georgian market town of Louth is approximately 10-20 minutes drive with many good restaurants, shops and it still boasts three markets a week to enjoy.

Horncastle about 15 minutes drive and is a must for antique and curio collectors as it has huge selection of Antique shops and centres to browse. The village Post Office, shop and tearoom is around 30 yards away and public house is around 200 yards.

ROOMS

Front Entrance Porch

With traditional style brace and ledge timber front door, electric consumer unit and smart meter, quarry tile floor, uPVC double glazed windows. 6'1" x 6' (1.88m x 1.83m)

Lounge

With open fireplace having a wood burner stove and Regency style pine surround, two uPVC double glazed windows, USB point and Wi-fi controlled electric panel heater. Maximum depth measurement 18'2" x 12'8" (5.56m x 3.92m)

Dining room/Snug

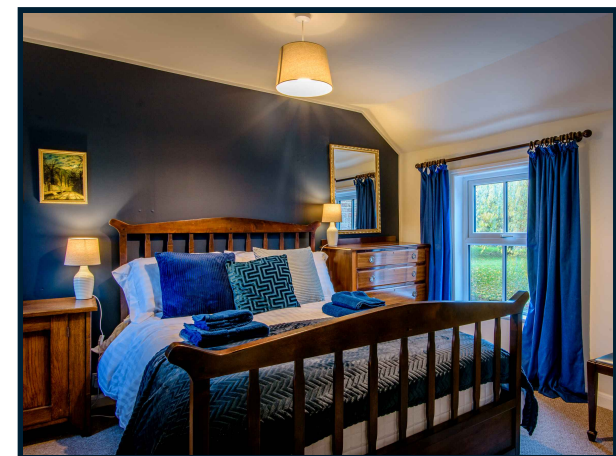
With uPVC double glazed window, feature fireplace having pine Georgian style fire surround, wood engineered flooring and Wi-fi controlled electric panel heater. Maximum measurements into staircase and chimney recess. 11'6" x 10'9" (3.56m x 3.34m)

Breakfast Kitchen

With fitted wall and base cupboards, wood block worktops, tiled flooring, stainless steel double bowl sink and drainer having mini sink, Velux window, patio doors, Wi-Fi controlled electric panel heater, rear access stable door, USB point, integrated electric oven and an electric induction hob. 13'7" x 12' (4.19m x 3.67m)

Bathroom

With panel bath having shower over, WC, wash basin, uPVC double glazed window, plumbing for washing machine, Wi-fi controlled electric panel heater, built-in airing cupboard housing hot water cylinder. 10'7" x 6'9" (3.28m x 2.13m)



Stairs to first floor landing

With smoke alarm.

Bedroom 1

With two uPVC double glazed windows, Wi-fi controlled electric panel heater. Maximum width and minimum depth measurements.

11'6" x 9'7" (3.55m x 2.98m)

En-suite shower room

With tiled shower cubicle, wash basin and instant heat hot water unit over, WC, chrome heated towel rail/radiator, uPVC double glazed window.

Bedroom 2

With two uPVC double glazed windows, small access hatch to roof space and Wi-fi controlled electric panel heater.

11'8" x 7'8" (3.6m x 2.38m)

Bedroom 3

With uPVC double glazed window and Wi-fi controlled electric panel heater.

8'1" x 5'7" (2.47m x 1.76m)

Outside

To the front of the property is a grass verge and a gravel parking area to the side of the house. A concrete paved path leads to the rear access where there is a cold water tap by the back door. The rear garden includes a paved patio and a fitted wooden bench as well as a lawn and timber shed beyond.

Services

The property is understood to have mains water, electricity and drainage. Space heating is provided by individual electric Wi-fi controlled panel heaters and hot water via individual electric water heaters.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the governments online portal, the property is currently in council tax band, C. However, as the property is currently run as a holiday cottage, property is subject to non-domestic business rates.

Viewing Arrangements

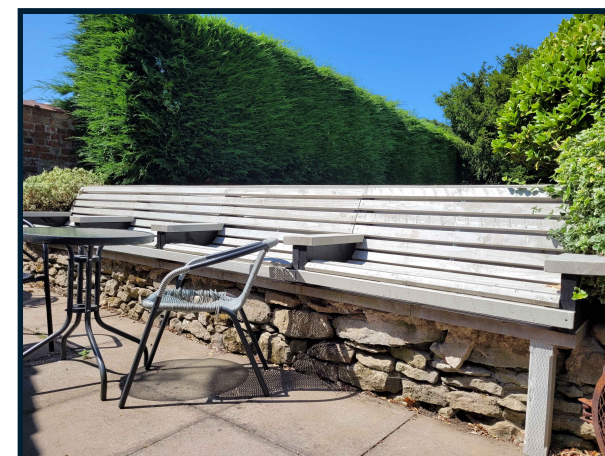
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

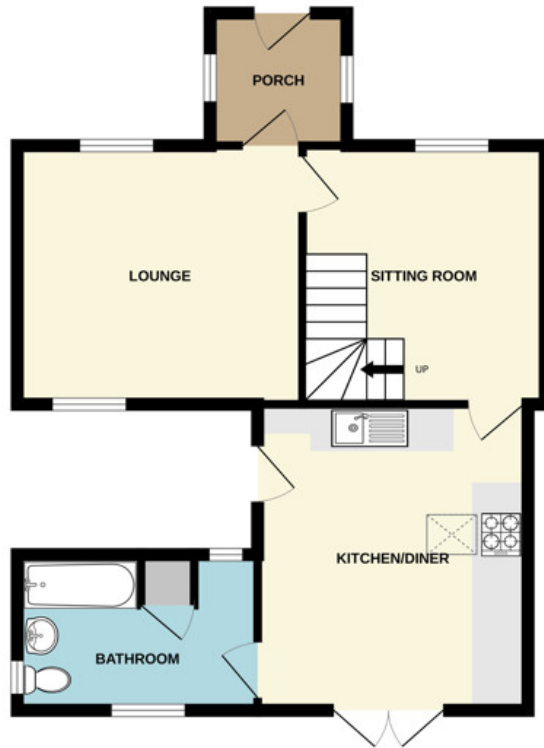
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) 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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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

