



The Farriers

Binbrook

M A S O N S

— Celebrating 175 Years —

The Farriers

High Street, Binbrook, LN8 6BH



2 Bed Link detached house

2 double bedrooms and bathroom

Spacious lounge with bay window

Kitchen diner

Driveway and garage

Large garden with views to Church spire and hills

Popular village with amenities

No forward Chain

Well positioned in the popular village of Binbrook, located in the Lincolnshire Wolds Area of Outstanding Natural Beauty, is this spacious two-bedroom, link detached family home. The property is positioned on a quiet road and enjoys spacious accommodation comprising entrance hall, lounge with box window to front, kitchen diner to rear, while upstairs are two double bedrooms off the landing, along with the family bathroom. At the front of the property is a concrete driveway with parking for one car, leading to the attached single garage, with low maintenance front garden and a spacious rear garden with fenced boundaries, having fruit trees to the rear. The property is just a short walk to all the amenities that the village has to offer.

The property is of traditional brick construction with pitched roof covered in tiles and benefits from double-glazed, timber-framed windows throughout, along with a front timber door and a uPVC rear door. The property has had new carpets to hall, lounge, stairs and landing. Heating is provided by way of a Worcester gas-fired central heating system. The front façade has an attractive Tudor-style design, adding to the charming character of this family home.

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Welcoming entrance hall with window to side and staircase leading to first floor, with doors through to the very spacious lounge enjoying a box window overlooking the front, log-effect gas fire, two tone walls and carpeted floor. Door leading through to the kitchen diner at the rear with range of base and wall units with fitted worktops, stainless steel sink, space and plumbing for washing machine and oven. Wall-mounted gas boiler, tile-effect floor with an understairs storage cupboard to side, very large in size and housing the electricity consumer unit. Space for dining table, having window and uPVC door leading into the garden.







First Floor

Landing with timber doors to bedrooms and bathroom and a large cupboard with shelving provided for laundry. Loft hatch to roof space with the master bedroom positioned to the front, being a generous double in size with built-in wardrobe to corner, window to front and carpeted floor. At the rear is a further double bedroom with carpeted floor and window overlooking the garden and views across to the Wolds countryside. The family bathroom is fitted out with a three-piece suite comprising low-level WC, wash hand basin, paneled bath with Aqualisa thermostatic mixer and tiling to all wet areas. Frosted window and carpeted floor.





Garage

The attached garage has up-and-over door to front, loft hatch to roof space, rear window and timber pedestrian door. Light and electrics are provided.

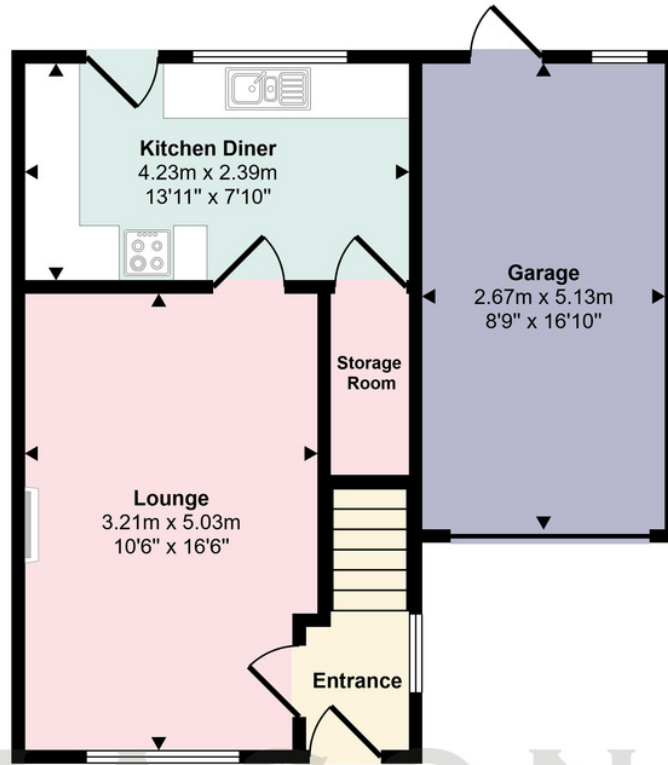
Outside

The front of the property provides parking for one vehicle, with concrete driveway leading to the garage. Front brick retaining wall and concrete path around the front of the property, with gravel border. Access down the side leading to the rear garden. The rear garden is a delightful and private space to relax, having fencing to side boundaries and rear boundary wall. Predominantly laid to lawn with mature shrubs and bushes to side boundaries and having bushes and fruit tree to rear boundary, with a view of the church spire from the bottom of the garden.

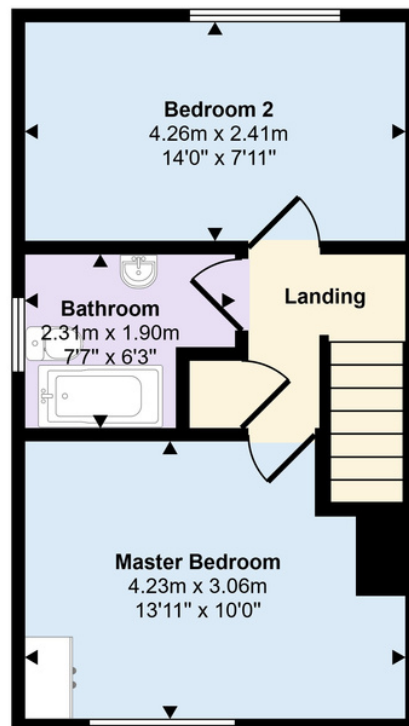




Approx Gross Internal Area
79 sq m / 851 sq ft



Ground Floor
Approx 46 sq m / 500 sq ft



First Floor
Approx 33 sq m / 351 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.

Binbrook

In the heart of the Wolds

The village of Binbrook is positioned in a scenic area of the Lincolnshire Wolds and is approximately 8 miles from Market Rasen, 10 miles from Louth, 12 miles from Grimsby and 24 miles from Lincoln. Local amenities include shop with post office, pub, garage, Chinese takeaway, tea room, village school, doctor's surgery, church and there is a bus route through the town centre.

The area offers some lovely walks through the countryside and has bridleways for equestrians. Louth has a new sports and swimming complex, golf course and the Kenwick Park Leisure Centre on the outskirts with further golf and swimming facilities, together with an equestrian centre. National Hunt Racing takes place in Market Rasen.



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. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

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

Tenure

Freehold

Location

What3words: ///soonest.fakes.mermaids

Directions

From the centre of Binbrook, in the central square travel south along High Street for a short distance and the property will soon be found on the left hand side.

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.

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