



CROFTS ESTATE AGENTS

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01472 200666

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**1a Manor Drive
Binbrook
LN8 6BX**

**Offers Over
£260,000**

This stunning detached bungalow lies in this quiet cul de sac position within this sought after village at the foot of the Lincolnshire wolds, an area of outstanding natural beauty. Offered for sale with NO FORWARD CHAIN, the property has undergone significant upgrading and improvements in recent years, resulting in a exceptional standard of finish throughout, which must be viewed in order to be fully appreciated. Having full uPVC double glazing and gas central heating system, the internal living accommodation is comprised of: Entrance hallway, lounge with bi fold doors and log burner, bespoke fitted kitchen dining room, utility room, two double bedrooms with built in storage and stunning four piece bathroom suite which needs to be seen in person in order to be fully appreciated. Outside, the property is approached by a driveway with elevated garden, and private low maintenance garden to the rear.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

15' 10" x 5' 11" (4.828m x 1.806m)

Composite entrance door to front opens into hallway . Solid oak flooring, radiator, solid wood ceiling beams

Lounge

11' 8" x 13' 7" (3.557m x 4.138m)

uPVC window to front, solid oak floor, log burning stove , wooden ceiling beams. Solid wood bi fold doors leading into kitchen

Kitchen

10' 6" x 14' 9" (3.207m x 4.50m)

uPVC window to rear, double built in storage cupboard. Door to side leads into utility room. Handmade bespoke fitted units incorporating enamel sink unit, space for range oven and extractor hood with solid granite work surfaces, with central island. Wooden ceiling beams

Utility room

5' 8" x 8' 7" (1.722m x 2.607m)

uPVC rear door leading into the rear garden with matching uPVC side panel, tiled floor, fitted units incorporating belfast sink, granite work surfaces, plumbing for washing machine, wall mounted combi boiler. Hatch to loft

Bedroom 1

17' 3" x 8' 7" (5.26m x 2.62m)

uPVC window to front , double built in storage cupboard, radiator, solid oak flooring, solid wood ceiling beams

Bedroom 2

11' 10" x 9' 7" (3.609m x 2.928m)

uPVC window to front , radiator, modern flooring, coving to ceiling, built in storage cupboard

Bathroom

Two uPVC windows to rear, column radiator, heated towel rail. Luxurious suite comprising large walk in shower, jacuzzi bath, close coupled w/c , vanity wash basin, double built in storage cupboard. Spotlights to ceiling, mermaid style wall boarding

Outside

There is a driveway to the front providing ample off road parking outside the property. Low maintenance front garden over two tiers with steps leading to front door and gated access to the side of the property leading to the rear garden. The rear garden is private and low maintenance, being mostly concreted over two tiers, with space for storage sheds, one being individually designed and built with insulation with light and power

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

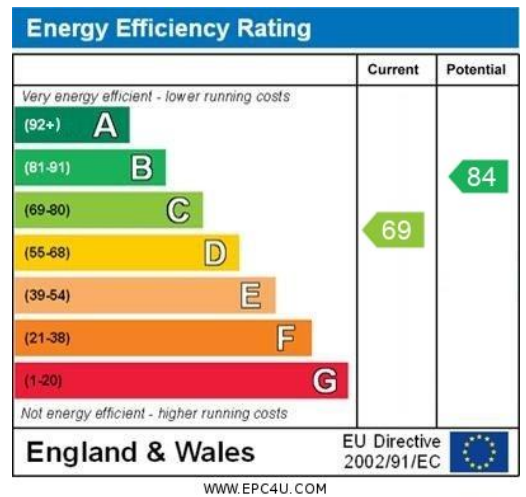
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



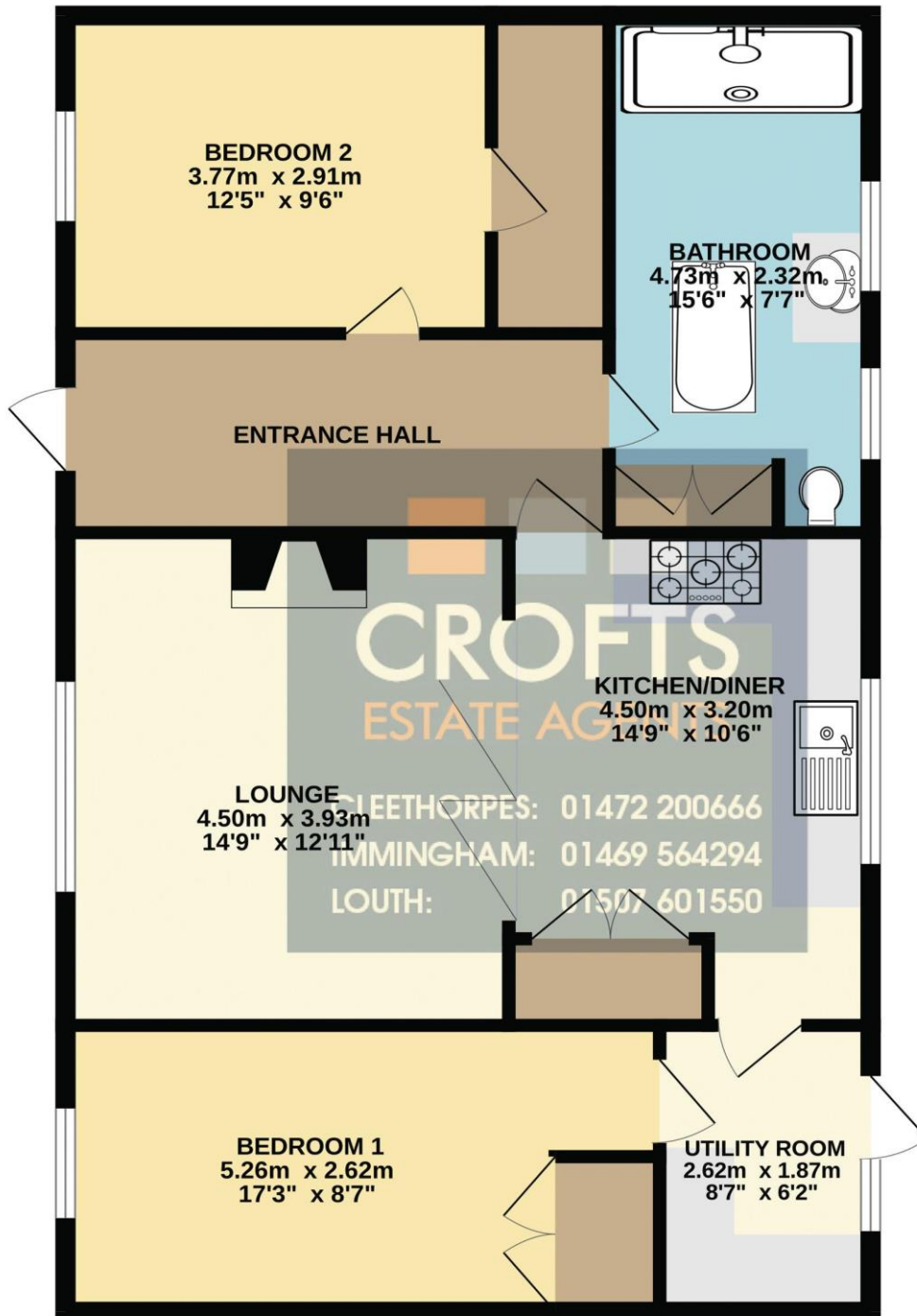




OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
 Friday 9am to 6.00pm
 Saturday 9am to 3.00pm
 Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
83.7 sq.m. (901 sq.ft.) approx.



TOTAL FLOOR AREA : 83.7 sq.m. (901 sq.ft.) 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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