



# CROFTS ESTATE AGENTS

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



**23 High Street  
Binbrook  
LN8 6BH**

**£175,000**

This spacious semi detached cottage lies in the ever popular wolds village of Binbrook, Market Rasen. Offered for sale with NO FORWARD CHAIN, the property does require a scheme of modernisation works in order to achieve its full potential, but stands in large mature private gardens with the added benefit of two large brick outbuildings which offer fantastic potential for conversion or development. The living accommodation is comprised of: Entrance porch, cloakroom, kitchen dining room, pantry, open plan lounge sitting room, first floor landing, three double bedrooms and shower room suite. Outside, there is off road parking, a two storey outbuilding with potential for conversion into a garage, a separate brick outbuilding which is used as a workshop / storage leading to a large private lawned garden which is not overlooked from the rear.

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#### Entrance Porch

5' 0" x 5' 4" (1.525m x 1.633m)

uPVC door accessed from the rear opens into porch. Door to side leads into kitchen. Door to rear leads into cloakroom.

#### Cloakroom

5' 4" x 5' 4" (1.631m x 1.632m)

Opaque uPVC window to side, low flush w/c.

#### Kitchen dining room

16' 5" x 10' 2" (5.012m x 3.089m)

uPVC windows to side and rear. uPVC door to side leads to the outside. Door to side leads to understairs storage cupboard and pantry. Door to front opens into lounge. Further door opens into stairs leading to the first floor landing. Range of modern fitted units incorporating stainless steel sink with draining board and mixer tap, integral oven, hob and extractor hood, plumbing for washing machine. Breakfast bar. Radiator.

#### Lounge sitting room

20' 0" x 14' 2" (6.102m x 4.321m)

uPVC window to front. uPVC sliding doors to side, radiator. Brick fireplace. Coving to ceiling.

#### Bedroom 1

9' 7" x 14' 0" (2.909m x 4.258m)

uPVC window to front, radiator.

#### Bedroom 2

10' 6" x 7' 1" (3.199m x 2.15m)

uPVC window to rear, radiator.

#### Bedroom 3

10' 7" x 6' 8" (3.215m x 2.032m)

uPVC window to rear, radiator.

#### Shower Room

7' 5" x 3' 10" (2.251m x 1.180m)

Opaque uPVC to side. Walk in shower cubicle, pedestal wash basin. low flush w/c.

#### Outside

The front of the property is situated straight onto the high street, as is the front outbuilding. A pathway and small lawned garden gives access to the large brick workshop which in turn leads to the rear garden. There is a small patio and a large wooden built bird store. Both both outbuildings and bird store offer great potential for refurbishment or conversion. There is also a wooden summerhouse at the end of the garden as well as a greenhouse. The rear garden is a large mature private plot, enclosed by wood panel fencing and established hedges.



**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.

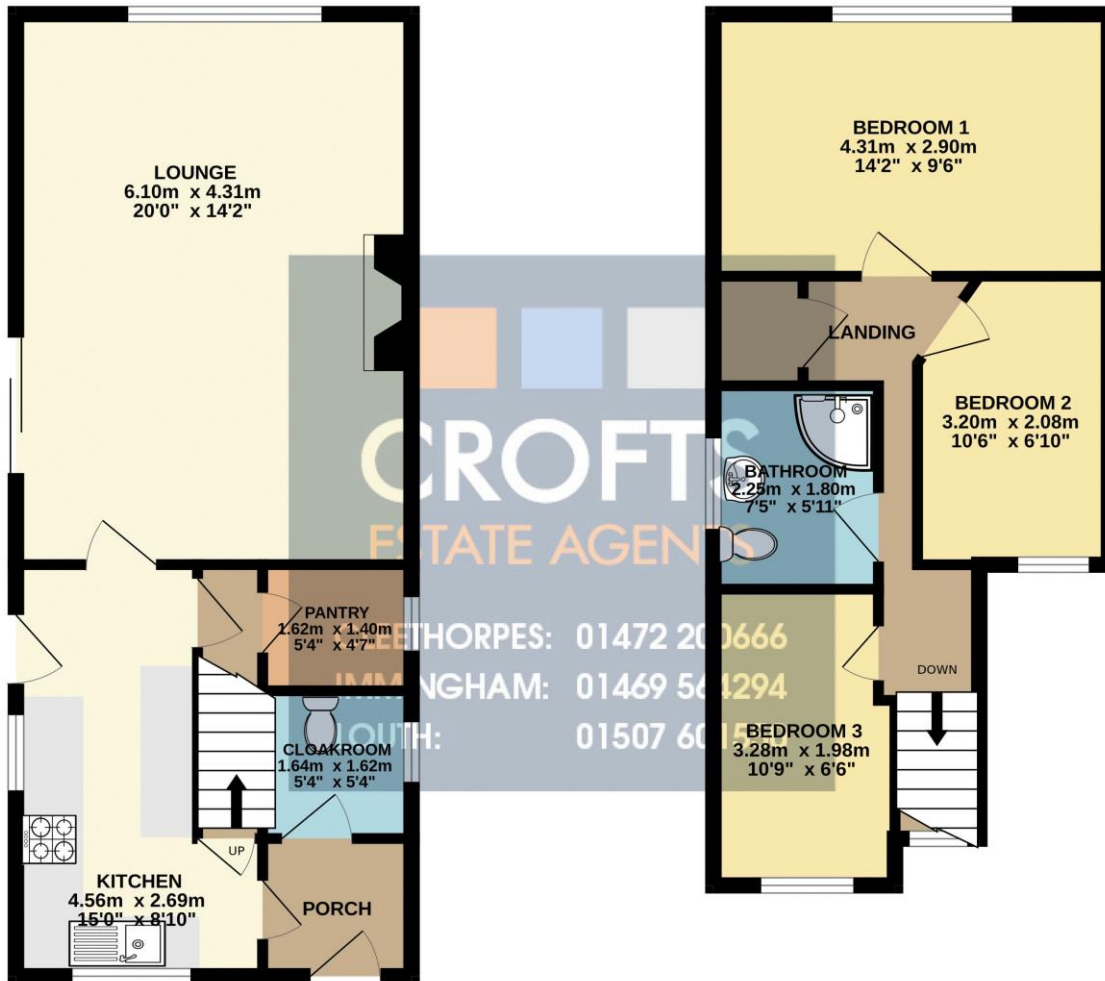
**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



GROUND FLOOR  
45.3 sq.m. (487 sq.ft.) approx.

1ST FLOOR  
36.1 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA : 81.4 sq.m. (876 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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