



1A Manor Drive

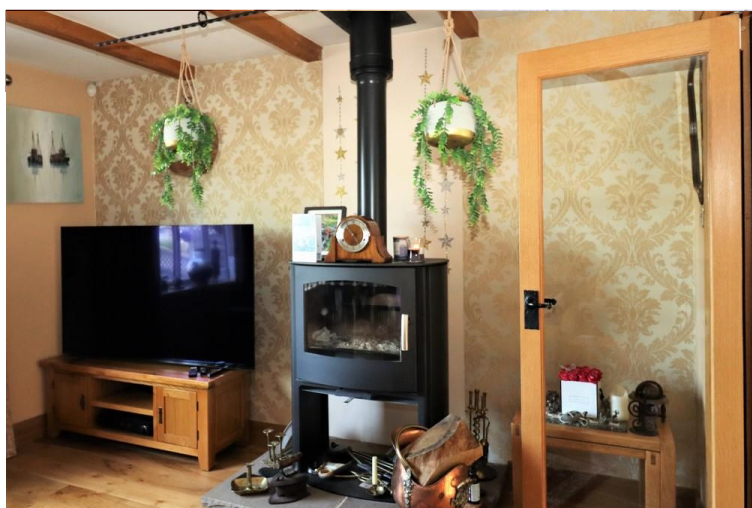
Binbrook, Market Rasen, LN8 6BX

£274,000

Renovated to an exceptional standard by the present owners with high quality handcrafted finishing throughout, this truly is a bespoke bungalow that must be viewed to be fully appreciated! The welcoming Entrance Hallway with oak flooring and latch finished oak doors leads us to the beautifully appointed principal rooms. To the left is the Second Bedroom having handcrafted Walk in Wardrobe with oak entrance doors and at the end of the hallway is the large luxury spa inspired Bathroom with the focal point being the sublime freestanding jacuzzi bath, a large walk in shower and handcrafted oak Dressing/Vanity Area. The stunning Breakfast Kitchen features a comprehensive range of handcrafted bespoke oak fitted units with marble work surfaces over, a useful large Pantry, central island and breakfast bar incorporating further shelving/storage and with low level feature lighting above. Oak framed glazed bi-folding doors invite us to the Living Room complete with large log burner, making this a wonderful open plan entertaining space if desired. The adjacent Utility Room provides a further versatile area with handcrafted bespoke oak fitted units and Laundry Area. The generous sized Master Bedroom also benefits from fitted oak wardrobes and views across to St Mary's Church. Outside there are tiered pebble finished rockery style gardens to the front elevation, a driveway providing ample off road parking for two vehicles and a private walled rear garden with an elevated courtyard area, a breeze block construction with timber cladding Workshop, Garden Shed and further storage area to the Side Garden.



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SERVICES

Mains electricity, water and drainage. Gas Fired Central Heating.

EPC RATING - C

COUNCIL TAX BAND – C

LOCAL AUTHORITY - East Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Market Rasen on Walesby Road, proceed along this road for sometime taking you through the village of Tealby. Exiting the village of Tealby on Papermill Lane, proceed over the crossroads onto the B1203, passing the rural hamlet of Kirmond Le Mire and entering the village of Binbrook. Turn right onto Back Lane, following the lane as it bends to the left then turn left onto Manor Drive. The property is the second bungalow on the left hand side.





LOCATION

Binbrook is a thriving village located approximately 8 miles from Market Rasen and 10 miles from Louth. The village has a Doctor's Surgery with Pharmacy, General Stores, a Post Office, Public House, Hairdressers, Chinese take-away, Church of England Primary School and Early Learning Centre. The village hosts various activities and there is a popular green bowls club.

ACCOMMODATION

ENTRANCE HALL

6' 0" x 11' 3" (1.83m x 3.44m) The composite entranced door with frosted glazed side panels opens into the welcoming hallway with solid oak flooring, rustic feature ceiling beams, radiator, oak latch opening doors leading to Bedroom Two, Bathroom and Kitchen.



BEDROOM TWO

9' 10" x 12' 2" (3.01m x 3.72m) Having uPVC window to the front elevation, radiator, electric heater with bespoke fitted radiator cover and double oak doors leading to the walk-in Wardrobe; having lighting, shelving and hanging rails.

FAMILY BATHROOM

15' 7" x 7' 10" (4.75m x 2.41m) A luxury Bathroom suite comprising of a large central jacuzzi bath, large walk-in Shower with rainfall direct feed shower head and separate handheld shower wand and fully side glazed splashback, vanity wash hand basin with marble surface/surround, WC, bespoke airing cupboard and vanity cupboard/dressing area and inset marble work surface and electric towel rail/radiator. The walls and flooring are set to beautiful marble tiling with two frosted uPVC windows to the rear elevation, extractor and radiator.



BREAKFAST KITCHEN

13' 11" x 10' 9" (4.25m x 3.28m) Having a comprehensive range of handcrafted bespoke oak units with marble work surfaces and upstands above, inset ceramic sink with mixer tap above and complimenting large central island breakfast bar, 'butcher's block' inspired with low level feature lighting above. 'Rangemaster' oven with complimenting 'Rangemaster' extractor hood over, space for fridge freezer, space for dishwasher, large uPVC window to the rear elevation, solid oak flooring, rustic ceiling feature beams, large bespoke Pantry cupboard with oak double opening doors, oak latch opening door to the Utility Room and oak framed bi-folding doors to:





LOUNGE

13' 11" x 11' 11" (4.25m x 3.64m) Having large uPVC window to the front elevation, solid oak flooring, rustic feature ceiling beams, focal feature flagstone heath fireplace with large 'Mendip' log burner and radiator.

UTILITY ROOM

8' 11" x 6' 1" (2.74m x 1.86m) With glazed uPVC door and window to the Rear Garden, handcrafted bespoke fitted units to eye level, marble work surfaces and upstands with inset ceramic Belfast sink with mixer tap above, spaces for washing machine and tumble dryer below, wall mounted 'Worcester Bosch' gas fired combi boiler, radiator, loft access hatch, tiled flooring and oak latch opening door to:

BEDROOM ONE

16' 9" x 9' 0" (5.13m x 2.75m) Having solid oak flooring, part panelled feature walls, radiator, uPVC window to the front elevation and double oak doors to the large fitted wardrobes.



OUTSIDE

The Front Gardens are tiered and set to low maintenance pebble finishing with gentle pedestrian steps rising to the Front Entrance and enjoying elevated views across to the Church of St Mary's. The Driveway provides ample off road parking for two vehicles with further gentle steps leading to the gated side entrance and onto the elevated wide pathway that would be ideally utilised as a bistro table seating area.

The Rear Garden is also wonderfully low maintenance, fully private and enclosed, with a raised courtyard style seating area, access to the 'Catio' and substantial breeze block construction with timber cladding Workshop, complete with power and lighting.

The Side Area is a perfect working garden storage area and is ideal for garden storage space, wheelie bins and log storage.





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CWH and J Walter will be able to provide information on the services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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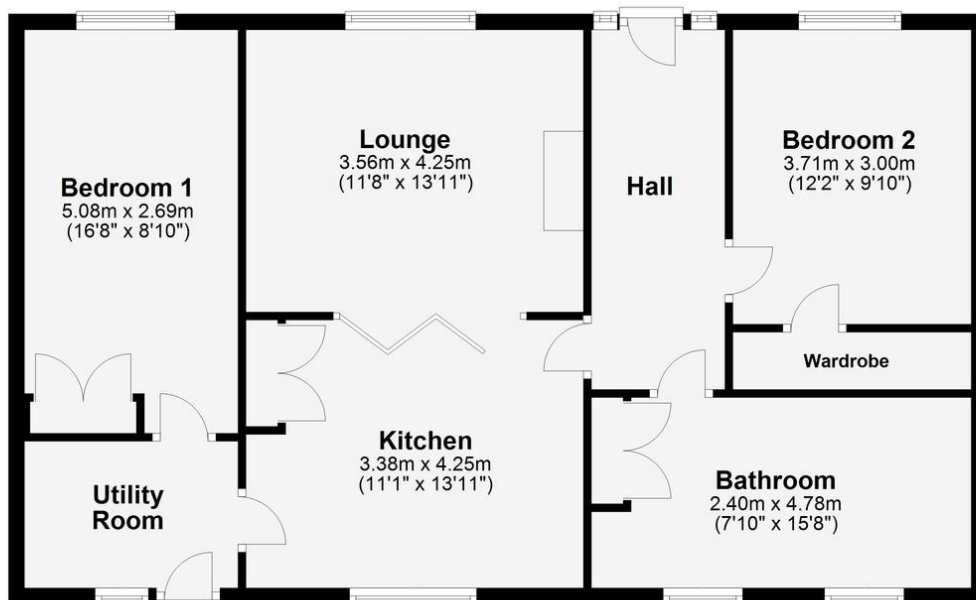
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Ground Floor

Approx. 83.8 sq. metres (902.1 sq. feet)



Total area: approx. 83.8 sq. metres (902.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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