



1A Manor Drive

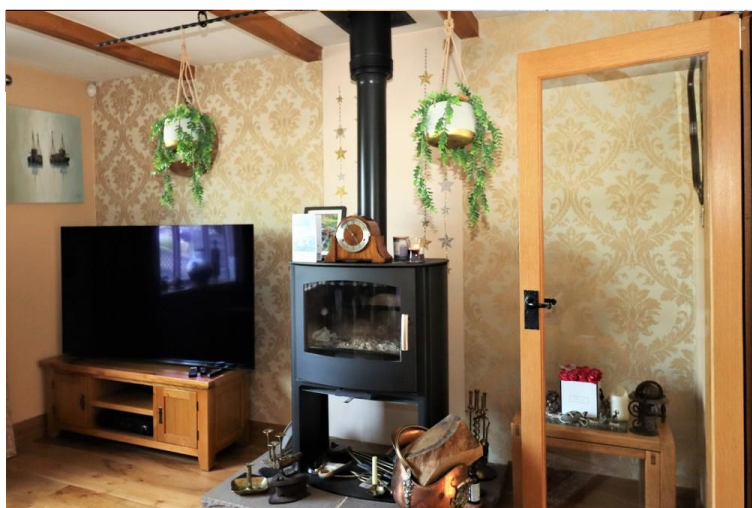
Binbrook, Market Rasen, LN8 6BX

£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.



1A Manor Drive, Binbrook, Market Rasen, LN8 6BX



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.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundrys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SJBs & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

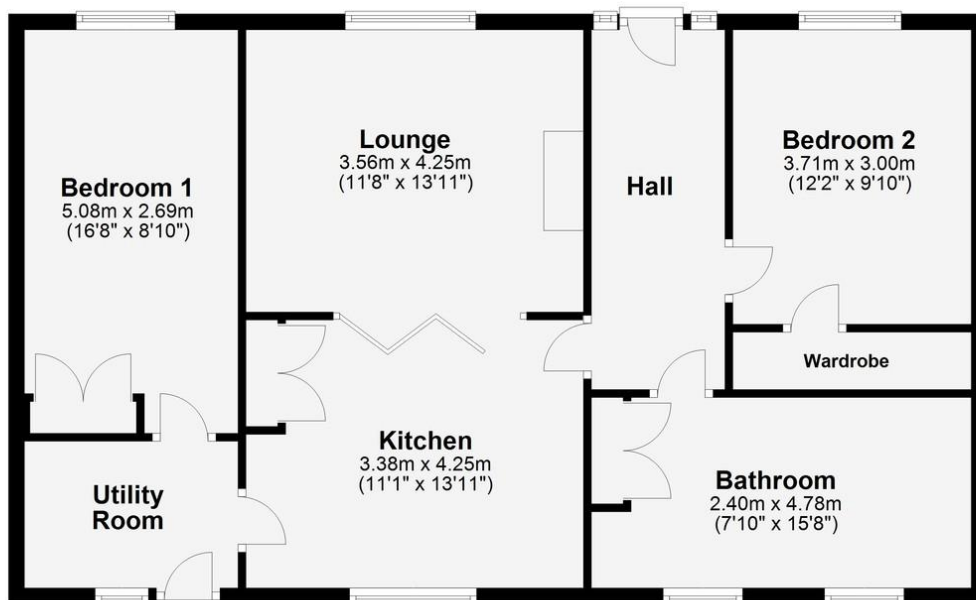
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Siver Street, Lincoln, LN2 1AS.





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.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.