



## Dunvegan, High Street

Binbrook, Market Rasen, LN8 6BH

**£140,000**

Offered for sale with No Onward Chain, this large than expected character cottage is ideally situated close to all amenities within the heart of the bustling Wolds village of Binbrook, an area of Outstanding Natural Beauty. The property offers well-proportioned living accommodation to include Living/Dining Room, Lounge, Kitchen, two Double Bedrooms, large Family Bathroom and a private elevated South-facing Rear Garden and Courtyard. An ideal opportunity for first time buyers, downsizers and investors alike, an early viewing is highly recommended!





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — C

**COUNCIL TAX BAND** — A

**LOCAL AUTHORITY** - East Lindsey District Council.

**TENURE** — Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **DIRECTIONS**

Leaving Market Rasen on Walesby Road, proceed along through Tealby and exit the village on Papermill Lane. Proceed over the crossroads onto the B1203 passing the rural hamlet of Kirmond Le Mire and enter the village of Binbrook. Turn right onto Back Lane and then right again onto High Street where the property can be found on the right 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

### LIVING / DINING ROOM

9' 6" x 12' 5" (2.90m x 3.80m), with uPVC entrance doorway with inset frosted glazed panel, laminate flooring, large walk-in closet, steps leading to the Kitchen, ceiling light point, large uPVC window to the front elevation and corner cupboards housing the meters/electrical consumer unit.

### CLOSET

5' 2" x 2' 7" (1.58m x 0.81m), a large understairs closet, ideal for cloaks/hover/ironing board storage.

### LOBBY TO KITCHEN

10' 0" x 6' 6" (3.07m x 1.99m)(measured to the start of the Kitchen cupboards), adjoining the Dining/Living Room and leading to the Kitchen with two steps, laminate flooring, ceiling light point and radiator.

### KITCHEN

8' 11" x 12' 10" (2.74m x 3.92m), having a comprehensive range of fitted gloss finished units and drawers to base level with contrasting work surfaces over, a complementing corner larder-style unit housing the gas-fired central heating combi boiler and complementing units to eye-level, integral Whirlpool electric fan oven, four ring gas hob with extractor hood above, spaces for a washing machine and fridge freezer, tile-effect laminate flooring, inset composite sink unit with mixer tap over, part-counter downlighting, recessed downlighting, uPVC window to the rear elevation, uPVC entrance doorway with inset frosted glazed panel opening onto the Rear Garden Courtyard and door to the Lounge.

### LOUNGE

11' 0" x 12' 1" (3.37m x 3.69m), having uPVC window to the rear elevation, recessed downlighting, wall-mounted modern electric feature fire, radiator and door to the staircase to the First Floor.

### FIRST FLOOR LANDING

Having ceiling light point and doors to all principal First Floor rooms.

### BEDROOM TWO

9' 11" x 12' 7" (3.03m x 3.86m), having uPVC window to the front elevation, recessed downlighting, radiator and ceiling loft access hatch

### BEDROOM ONE

11' 2" x 11' 2" (3.41m x 3.42m), having uPVC window to the rear elevation, ceiling light point, laminate flooring and radiator.



## FAMILY BATHROOM

11' 5" x 6' 8" (3.48m x 2.05 m), having frosted uPVC window to the rear elevation, laminate flooring, ceiling light point, radiator, extractor, fully-tiled corner shower cubicle with sliding doors and electric shower, WC, panelled bath and wash hand basin.

## OUTSIDE

The property enjoys a South-facing elevated lawned Garden area with steps down to the hardstanding Rear Courtyard that may be accessed via the Kitchen door. There is gated pedestrian access over the neighbouring property to allow access for wheelie bins etc.

### 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 [mundys.net](http://mundys.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

Sills & 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 and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings 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.

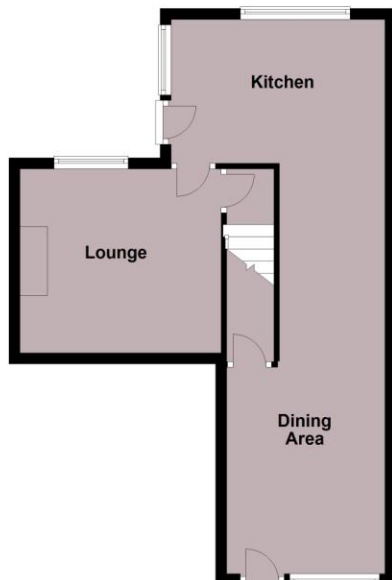
### GENERAL

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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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**Ground Floor**  
Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 77.5 sq. metres (834.4 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**First Floor**  
Approx. 33.1 sq. metres (356.5 sq. feet)



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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.

