



**Meadow End, Louth Road, Binbrook,
Market Rasen, LN8 6BJ**

£495,000

A stunning detached family home offering flexible living accommodation and the potential for an annexe with a separate rear entrance. Beautifully presented throughout, this property boasts features including oak doors, cleverly designed pocket doors to maximise space, a high spec Kitchen and an open plan Living Space with Bi-fold doors leading to the rear garden. The property further comprises of a dual-aspect Lounge, Main Bedroom with Walk-In Wardrobe and En-Suite, all set against the backdrop of a garden with views towards the Village Church. The property is situated in a sought-after area on the edge of the village and is set back from the road on a generous plot. The driveway provides ample off-road parking and there are stunning well-stocked gardens to the rear. The property is within walking distance of the village centre and has easy access to numerous village facilities. In more detail the accommodation comprises of an Entrance Hall, WC, Study, Lounge, open plan Living Kitchen Dining space, Utility Room, Rear Entrance, Downstairs Bedroom with En-Suite, First Floor Landing, Main Bedroom with Walk-In Wardrobe and En-Suite, three additional Bedrooms and a Family Bathroom. Viewing of the property is essential to appreciate the accommodation on offer and the position it sits within this sought-after village location.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D

LOCAL AUTHORITY - East Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Binbrook is a thriving village in the Heart of the Lincolnshire Wolds located approximately 8 miles from Market Rasen and 10 miles from Louth as well as being well located for the Lincolnshire Coastline. The village has a Doctor's Surgery with Pharmacy, Bakers, General Store, a Post Office, Hairdressers, Chinese take-away, Church of England Primary School and Early Learning Centre. The village hosts various activities such as art club, keep fit, yoga and there is a popular bowls club.



ACCOMMODATION

HALL

With composite door to the front elevation, windows to the front and side elevations, radiator, stairs to the First Floor and understairs storage cupboard.

W.C

5' 11" x 3' 5" (1.8m x 1.04m), with UPVC double glazed window to the side elevation, laminate flooring, low level WC, wash hand basin and radiator.

LOUNGE

19' 11" x 11' 10" (6.07m x 3.61m), with UPVC double glazed window to the front elevation, double doors to the rear elevation, decorative fireplace, laminate flooring and two radiators.

STUDY

11' 9" x 8' 10" (3.58m x 2.69m), with UPVC double glazed window to the rear elevation, laminate flooring and radiator.

OPEN PLAN LIVING KITCHEN DINING

17' 1" x 19' 8" (5.21m x 5.99m), with UPVC double glazed windows to the side elevation, Bi-fold doors to the rear garden, vinyl flooring, fitted with a range of base units with drawers and work surfaces over, breakfast bar, four ring induction hob with downdraft extractor, integral double oven and grill, space for a fridge freezer, vertical radiator and spotlighting.

UTILITY ROOM

7' 9" x 7' 6" (2.36m x 2.29m), with UPVC double glazed window to the side elevation, range of wall and base units with work surfaces over, composite sink drainer, plumbing and spaces for a washing machine and dishwasher and wall-mounted gas-fired central heating boiler.

REAR ENTRANCE

With composite door to the side elevation, access to the roof void, vertical radiator and a boxed-in hot water cylinder.

BEDROOM 5

12' 2" x 10' 8" (3.71m x 3.25m), with UPVC double glazed window to the side elevation, double glazed double doors overlooking the rear garden, fitted wardrobes and storage and radiator.

EN-SUITE

12' 2" x 5' 6" (3.71m x 1.68m), with UPVC double glazed window to the rear elevation, vinyl tiled flooring, low level WC, wash hand basin with storage cupboards, walk-in shower, part-tiled walls, radiator, spotlighting and extractor fan.





FIRST FLOOR LANDING

With UPVC double glazed window to the front elevation and access to roof void.

BEDROOM 1

16' 6" x 10' 6" (5.03m x 3.2m), with UPVC double glazed windows to the side and rear elevations and vaulted ceiling.

WALK IN WARDROBE

6' 9" x 6' 1" (2.06m x 1.85m), with laminate flooring, heated towel rail and shelving.

EN-SUITE

6' 1" x 3' 4" (1.85m x 1.02m), with laminate flooring, part-tiled walls, low level WC, wash hand basin, walk-in shower cubicle, spotlighting and extractor fan.



BEDROOM 2

12' 9" x 10' 5" (3.89m x 3.18m), with UPVC double glazed window to the rear elevation, laminate flooring and radiator.

BEDROOM 3

11' 3" x 8' 10" (3.43m x 2.69m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM 4

10' 7" x 6' 4" (3.23m x 1.93m), with UPVC double glazed window to the front elevation and radiator.



BATHROOM

7' 0" x 6' 7" (2.13m x 2.01m), with UPVC double glazed window to the rear elevation, laminate flooring, low level WC, wash hand basin with cupboard space below, bath with shower attachment tap, vertical radiator, storage cupboards, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a large driveway with a turning area providing ample off-street parking. The front garden is set with a small meadow, lawns and ornamental borders. To the rear of the property the private garden provides various seating areas offering sun or shade throughout the day, lawned areas, well stocked flowerbeds, mature shrubs and trees. There is a greenhouse, garden shed, workshop with power, an outside tap and external power sockets. The gardens also enjoy views towards the village church.





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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 and 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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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

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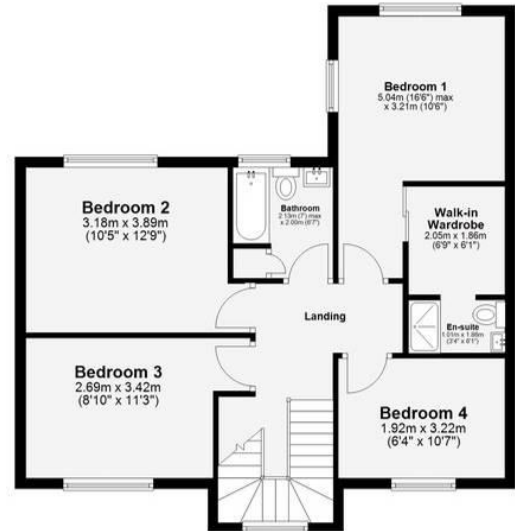
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Ground Floor
Approx. 109.0 sq. metres (1173.3 sq. feet)



First Floor
Approx. 64.6 sq. metres (695.4 sq. feet)



Total area: approx. 173.6 sq. metres (1868.7 sq. feet)

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

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Plan produced using PlanUp.



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
01673 847487

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