



## 14 South Rise

Binbrook, Market Rasen, LN8 6DP

**£230,000**

An extended three bedroom detached bungalow situated in the popular village location of Binbrook and within walking distance to all the village amenities. The property sits in an elevated position with a driveway providing off-street parking and gardens to the front and rear. Internally the property would benefit from some updating and has living accommodation briefly comprising of Porch, Hallway, Lounge, Kitchen, Breakfast Room, three Bedrooms and a Bathroom. There is also a detached single garage. The property further benefits from No Onward Chain.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – C**

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

**TENURE - Freehold.**

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

**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

### PORCH

With UPVC double glazed door and window and door to the Hallway.

### HALL

With access to roof void, radiator and airing cupboard housing the hot water cylinder.

### LOUNGE

16' 11" x 11' 2" (5.16m x 3.4m), with two UPVC double glazed windows, radiator and wall lighting.

### KITCHEN

12' 2" x 11' 2" (3.71m x 3.4m), with timber window and door, part-tiled walls, fitted with a range of wall and base units with drawers and work surfaces over, stainless steel sink and drainer, space for a freestanding cooker, plumbing/space for a washing machine and extractor fan.

### BREAKFAST ROOM

11' 6" x 6' 2" (3.51m x 1.88m), with two UPVC double glazed windows, sliding doors to the rear garden and radiator.

### BEDROOM 1

11' 11" x 10' 11" (3.63m x 3.33m), with UPVC double glazed window and radiator.

### BEDROOM 2

10' 10" x 8' 1" (3.3m x 2.46m), with UPVC double glazed window and radiator.

### BEDROOM 3

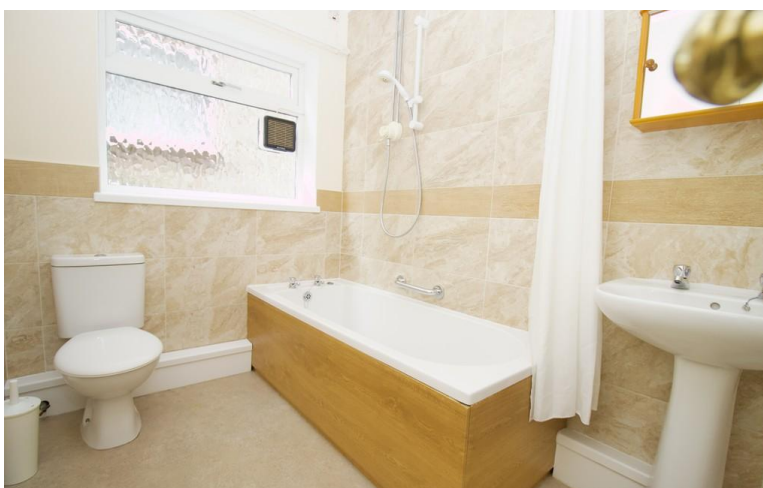
7' 5" x 6' 11" (2.26m x 2.11m), with UPVC double glazed window and radiator.

### BATHROOM

6' 0" x 8' 1" (1.83m x 2.47m), with UPVC double glazed window, part-tiled walls, low-level WC, wash hand basin, bath with mains shower over and radiator.

### OUTSIDE

The property is approached via a shared driveway leading to a driveway providing off-street parking and giving access to the detached single garage with electric door. To the front there is a well-maintained lawned garden with attractive flowerbeds, mature shrubs and trees. There is a gate off the driveway leading to the rear garden with a patio area, lawned garden and flowerbeds with a further range of mature plants, shrubs and trees.





**WEBSITE**

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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.

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**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**

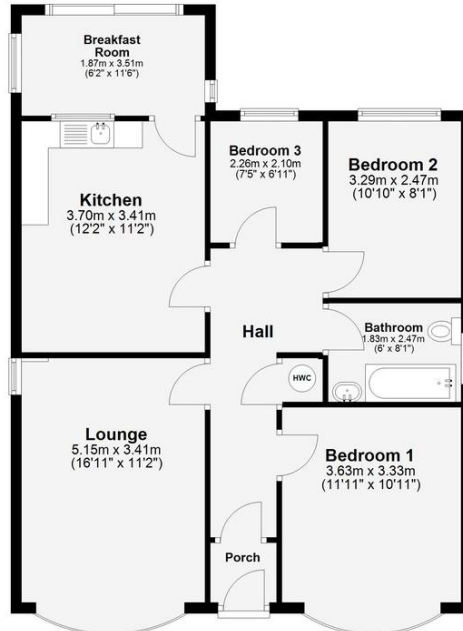
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**Ground Floor**

Approx. 80.8 sq. metres (870.1 sq. feet)



Total area: approx. 80.8 sq. metres (870.1 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**  
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**22 Queen Street**  
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LN8 3EH

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.

