



11 Rectory Close

Binbrook, Market Rasen, LN8 6EA

£270,000

A two double bedroom detached bungalow situated within a quiet cul-de-sac, on a generous sized corner plot within the popular village of Binbrook. The property benefits from being within walking distance of the village centre. Internally, the property offers living accommodation briefly comprising of Porch, Hallway, Lounge, Dining Room with sliding doors to the rear garden, Kitchen, Utility Room, two Bedrooms, one having an En-Suite Shower Room and a Bathroom. There is a garden to the front with a driveway to the side providing off-street parking and giving access to the integral garage. To the rear of the property there is a further well-maintained garden with a patio seating. The property further benefits from No Onward Chain and viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – D

LOCAL AUTHORITY - West 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.

HALLWAY

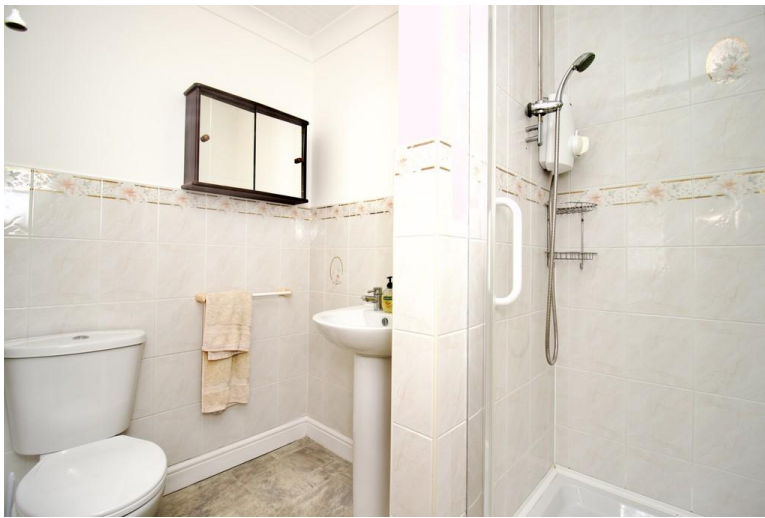
With radiator, access to roof void and storage cupboard.

LOUNGE

16' 7" x 12' 2" (5.05m x 3.71m), with UPVC double glazed window, radiator, wall lighting, fire surround and hearth and double doors leading to the Dining Room.

DINING ROOM

9' 11" x 9' 11" (3.02m x 3.02m), with UPVC double glazed sliding doors, radiator and spotlighting.



KITCHEN

9' 11" x 9' 4" (3.02m x 2.84m), with UPVC double glazed window, fitted with a range of wall, base and drawer units with work surfaces over, tiled splashback, stainless steel sink and drainer, integral double oven, four ring ceramic hob with extractor fan over, space for a fridge freezer and radiator.

UTILITY ROOM

8' 7" x 4' 8" (2.62m x 1.42m), with UPVC double glazed window and external door, base unit with work surface over, stainless steel sink and drainer, plumbing/spaces for washing machine and tumble dryer, radiator and wall-mounted gas central heating boiler.



BEDROOM 1

12' 0" x 11' 9" (3.66m x 3.58m), with UPVC double glazed window, fitted wardrobes, built-in wardrobe and radiator.

EN-SUITE

7' 1" x 4' 6" (2.16m x 1.37m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, shower cubicle, part-tiled walls and radiator.

BEDROOM 2

13' 1" x 9' 4" (3.99m x 2.84m), with UPVC double glazed window, fitted wardrobe and radiator.

BATHROOM

9' 11" x 6' 1" (3.02m x 1.85m), with UPVC double glazed window, low level WC, wash hand basin, bath, part-tiled walls, radiator and storage cupboard.



OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off-street parking and giving access to the integral single garage. There is access to the side of the property leading to the rear where there is a further lawned garden, patio seating area, hardstanding area, flowerbeds and a garden shed.



WEBSITE

Our detailed website show 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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & 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.

CWJH 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 roughly checked.

GENERAL

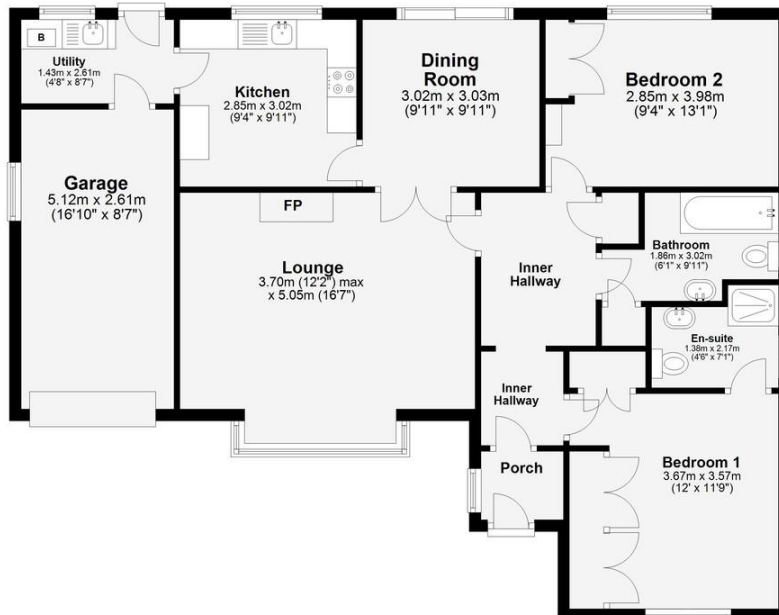
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Ground Floor

Approx. 102.2 sq. metres (1100.4 sq. feet)



Total area: approx. 102.2 sq. metres (1100.4 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

22 Queen Street
Market Rasen
LN8 3EH

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