



## 18 Manor Drive

Binbrook, Market Rasen, LN8 6BX

**£210,000**

**IN NEED OF MODERNISATION** - A three bedroom detached house situated in this quiet cul-de-sac location within the popular village of Binbrook. The property has views towards the village church and is within walking distance of the village centre and local primary school. Internally the property requires some modernisation and has living accommodation briefly comprising of Hallway, Lounge, Dining Room, Conservatory, Kitchen and a First Floor Landing leading to three Bedrooms and a Bathroom. Outside there is a driveway providing off-street parking and giving access to the detached garage. There is a garden to the rear. The property further benefits from No Onward Chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – TBC

**COUNCIL TAX BAND** – C

**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

### HALLWAY

With external door, radiator and stairs to First Floor.

### LOUNGE

14' 5" x 14' 4" (4.39m x 4.37m), with UPVC double glazed window and radiator.

### DINING ROOM

12' 10" x 10' 2" (3.91m x 3.1m), with radiator and lift rising to Bedroom One.

### CONSERVATORY

10' 8" x 10' 2" (3.25m x 3.1m), with UPVC double glazed windows and double doors to the rear garden and vinyl flooring.

### KITCHEN

12' 10" x 10' 6" (3.91m x 3.2m), with UPVC double glazed window and external door, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink and drainer, space for freestanding cooker, plumbing/space for washing machine, radiator and wall-mounted gas-fired central heating boiler.

### FIRST FLOOR LANDING

With access to three Bedrooms and Bathroom.



### BEDROOM 1

10' 10" x 10' 2" (3.3m x 3.1m), with UPVC double glazed window, radiator and lift down to the Dining Room.

### BEDROOM 2

12' 0" x 8' 6" (3.66m x 2.59m), with UPVC double glazed windows, fitted wardrobes and radiator.

### BEDROOM 3

10' 6" x 8' 8" (3.2m x 2.64m), with UPVC double glazed window, overstairs storage cupboard and radiator.



### BATHROOM

10' 6" x 7' 10" (3.2m x 2.39m), with UPVC double glazed window, tiled walls, low level WC, wash hand basin, bath with electric shower over, wet room floor and drain with electric wall shower, heated towel rail and airing cupboard housing the hot water cylinder.



### OUTSIDE

To the front of the property there is a driveway providing off-street parking and giving access to rear where there is a detached single garage and garden.



#### WEBSITE

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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.

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.

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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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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.

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#### Ground Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



#### First Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



Total area: approx. 111.2 sq. metres (1196.7 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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