



2-3 North Halls

Binbrook, Market Rasen, LN8 6DQ



Book a Viewing!

£190,000

A double fronted three bedroomed mid-terraced cottage situated in the Lincolnshire Wolds village of Binbrook and within walking distance into the village centre and a range of village amenities. Formally two separate cottages, this well-presented three double bedroom home offers spacious living accommodation with a Kitchen Diner and Lounge Diner to the ground floor, both with sash windows, fitted shutters and a back to back multi-fuel burner between the rooms. In addition there is a ground floor WC and stairs rising to the First Floor Landing which leads to three Bedrooms, modern fitted Shower Room and a separate WC. To the rear of the cottage there is a well-maintained and low maintenance gardens with decorative gravelled area, patio seating areas, a vegetable plot and potting shed. The property has a single garage with a parking space to the front. Viewing of the property is recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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

KITCHEN/DINER

21' 2" x 12' 7" (6.45m x 3.84m), with UPVC double glazed external door, UPVC double glazed stable door, sash window with fitted shutters, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, porcelain sink, integral oven, four ring ceramic hob with extractor fan over, plumbing and space for washing machine, heated towel rail, back to back multi-fuel burner, under stairs storage cupboard and stairs to the first floor.

WC

With UPVC double glazed window, tiled flooring, low level WC and wash hand basin.

LOUNGE AREA

12' 2" x 12' 2" (3.71m x 3.71m), with sash window with fitted shutters, solid wood flooring, radiator and back to back multi-fuel burner.

DINING AREA

12' 2" x 8' 8" (3.71m x 2.64m), with UPVC double glazed window, solid wood flooring and radiator.

FIRST FLOOR LANDING

With access to three bedrooms, bathroom and WC.



BEDROOM 1

12' 1" x 10' 6" (3.68m x 3.2m), with UPVC double glazed window, built-in wardrobe and radiator.

BEDROOM 2

12' 1" x 9' 9" (3.68m x 2.97m), with UPVC double glazed window, built-in wardrobe and radiator.



BEDROOM 3

12' 4" x 8' 9" (3.76m x 2.67m), with UPVC double glazed window and radiator.

SHOWER ROOM

7' 8" x 5' 9" (2.34m x 1.75m), with UPVC double glazed window, vinyl flooring, wash hand basin, shower cubicle with panel boarding surround, storage cupboard and a cupboard space housing the gas fired central heating boiler.

WC

With UPVC double glazed window and low level WC.

OUTSIDE

To the rear of the property there is a courtyard garden with decorative gravelled areas, patio seating areas, vegetable plot and potting shed. In addition there is a single garage with a parking space.





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

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

SMS & Better Edge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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

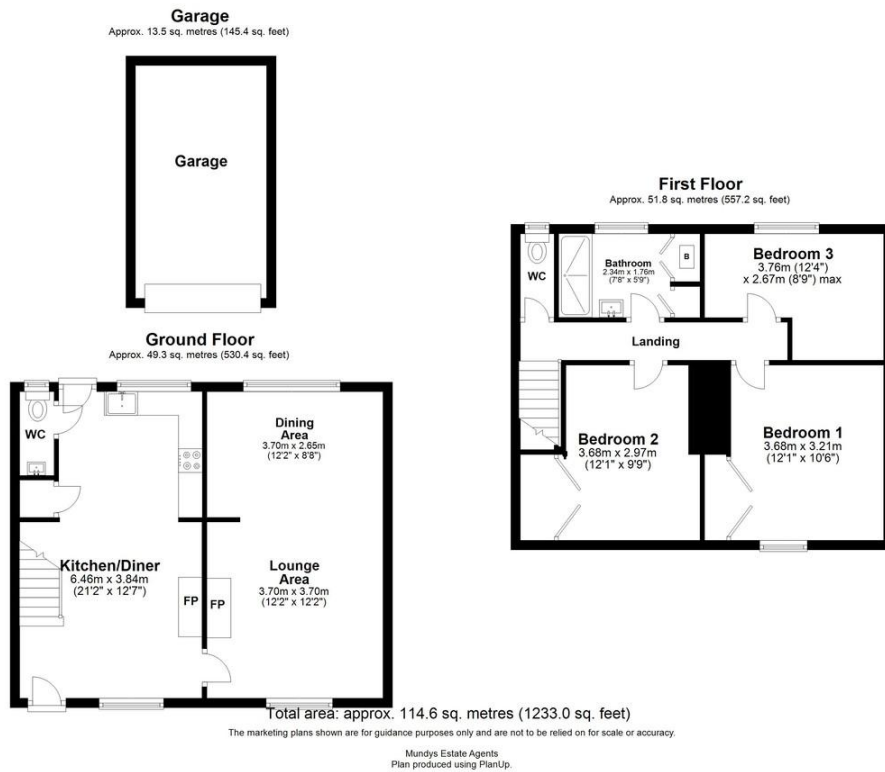
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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 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.

