



Nanpara, St. Marys Lane Binbrook, Market Rasen, LN8 6DL

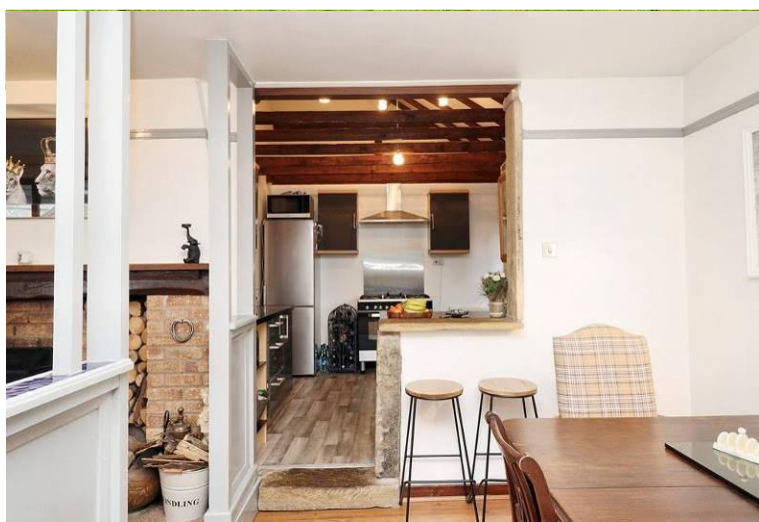


Book a Viewing!

£289,000

A spacious three bedroomed detached bungalow located in a quiet non estate location within the village of Binbrook and within walking distance into the village centre. The property is set on an elevated position with fantastic views over the Lincolnshire Wolds to the rear and offers a generous sized plot with gardens to the front and rear, a driveway providing ample off road parking and a Detached Timber Garage. The property has been updated by the current owners and features a Kitchen with a vaulted ceiling and feature beams and opening into a Dining Area, Lounge and a Conservatory overlooking the rear garden. Furthermore, there are three Bedrooms, two with fitted wardrobes and a Family Bathroom. Viewing of this property is highly recommended. The property is being sold with the added benefit of No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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

ENTRANCE HALLWAY

With timber external door and timber double glazed window, laminate flooring, two radiators and access to the roof void.

KITCHEN

10' 9" x 10' 9" (3.28m x 3.28m) With timber external door and double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, plumbing and spaces for washing machine and dishwasher, space for fridge freezer, free standing range cooker with five ring gas hob, fan-assisted gas oven, stainless steel splashback, extractor fan, radiator, vaulted ceilings with feature beams and opening into the dining area.

DINING ROOM

8' 6" x 12' 1" (2.59m x 3.68m) With laminate flooring, radiator and double doors to the conservatory.

CONSERVATORY

9' 11" x 9' 1" (3.02m x 2.77m) With UPVC double glazed windows and double doors, laminate flooring and lighting.

LOUNGE

18' 5" x 11' 11" (5.62m x 3.64m) With UPVC double glazed window, radiator and fireplace with an open fire.

BEDROOM 1

11' 4" x 10' 6" (3.45m x 3.19m) With UPVC double glazed window, fitted wardrobe and radiator.

BEDROOM 2

11' 3" x 10' 0" (3.43m x 3.06m) With UPVC double glazed window and radiator.

BEDROOM 3

8' 4" x 9' 1" (2.53m x 2.77m) With timber double glazed window, built-in wardrobe and radiator.

BATHROOM

8' 2" x 6' 2" (2.49m x 1.89m) With timber double glazed window, vinyl flooring, fully tiled walls, suite to comprise of low level WC, wash hand basin and bath with shower attachment, heated towel rail and spotlighting.

OUTSIDE

To the front of the property there is a lawned garden and a hardstanding driveway providing ample off road parking and access to the detached timber garage. To the rear of the property there is a hardstanding seating area with steps leading down to a lawned garden and a raised area with artificial turf.

TIMBER DETACHED GARAGE

With double doors to the front and single door to the side, power, lighting and a bike store to the side.





WEBSITE

Our detailed website shows 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 – HOW WE MAY REFER YOU TO

Sills & Betheridge, 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 them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 HomeBuyer 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 thoroughly checked.

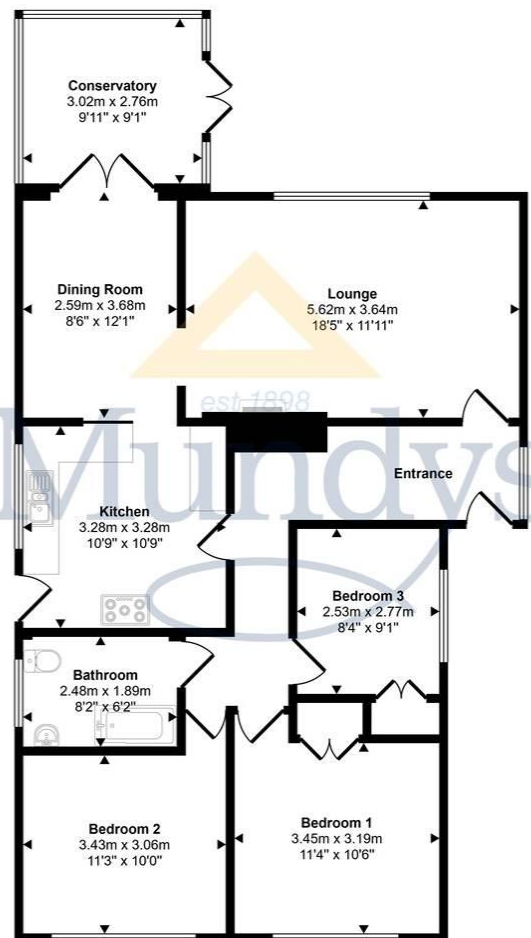
GENERAL

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 are given for them selves and the vendors (Lessors) for whom they act as Agents given 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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area
103 sq m / 1104 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
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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 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.

