



## New House, St. Marys Lane

Binbrook, Market Rasen, LN8 6DL



Book a Viewing!

**£265,000**

An extended three bedroomed detached house located in a quiet non-estate location within the village of Binbrook and within walking distance into the village centre. Although in need of modernisation the property offers fantastic views across the Lincolnshire Wolds to the rear. The internal accommodation briefly comprises of Entrance Hall, under stairs WC, Lounge/Diner, Conservatory, Kitchen/Breakfast Room, Utility Room and a First Floor Landing leading to an extended Master Bedroom with Dressing Area, two further double Bedrooms and a Family Bathroom. Outside there are pleasant gardens to the front and rear, a driveway with carport providing plenty of off street parking and single detached garage. Viewing of this property is highly recommended. The property is being sold with the added benefit of No Onward Chain.





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**SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**EPC RATING** – E.

**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.







#### **HALL**

With staircase to the first floor, double glazed window to the side aspect, laminate flooring and radiator.

#### **UNDER STAIRS WC**

With WC.

#### **LOUNGE/DINER**

21' 4" x 17' 7" (6.52m x 5.38m) With double glazed bay window to the front aspect, French doors to the conservatory, open fire within decorative fireplace and two radiators.

#### **CONSERVATORY**

9' 10" x 9' 8" (3.02m x 2.95m) With double glazed French doors to the rear garden.



#### **KITCHEN/BREAKFAST ROOM**

17' 10" x 9' 8" (5.45m x 2.95m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, eye level electric oven and electric hob, space for washing machine, oil fired central heating boiler, radiator and double glazed window to the rear aspect.

#### **UTILITY ROOM**

With double glazed windows to the side aspect, storage cupboards and tiled flooring.

#### **FIRST FLOOR LANDING**

With wooden flooring and double glazed window to the side aspect.



#### **BEDROOM 1**

11' 11" x 8' 8" (3.64m x 2.66m) With radiator.

#### **DRESSING AREA**

9' 6" x 8' 4" (2.9m x 2.55m) With three double glazed windows to the side and rear aspects and radiator.

#### **BEDROOM 2**

11' 4" x 9' 1" (3.46m x 2.78m) With double glazed window to the front aspect and radiator.

#### **BEDROOM 3**

12' 0" x 7' 11" (3.66m x 2.43m) With double glazed window to the rear aspect, two double wardrobes, wooden flooring and radiator.

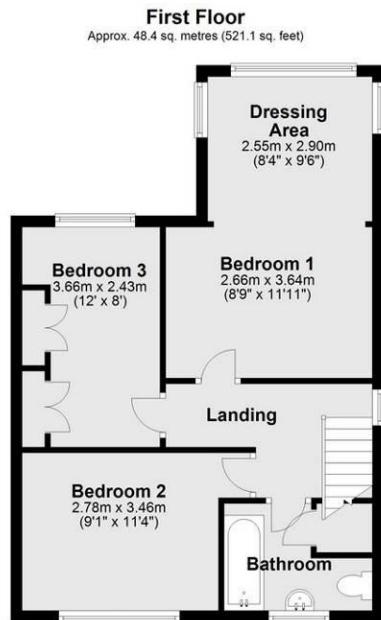
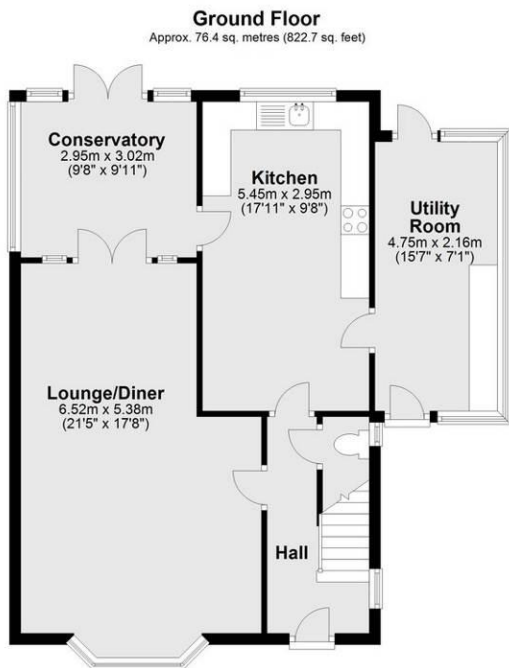
#### **BATHROOM**

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, airing cupboard, double glazed window to the front aspect and radiator.

#### **OUTSIDE**

To the front of the property there is a lawned garden and a gated driveway with carport providing ample off street parking and access to the detached garage. The garage has an up and over door to the front, side personal door, workshop to the rear, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area, mature shrubs, flowerbeds, greenhouse and open views to the rear.





Total area: approx. 124.8 sq. metres (1343.8 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

#### 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](http://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

Sills & Betteridge, 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 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 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.

