



April Rise, Mount Pleasant

Binbrook, Market Rasen, LN8 6BQ



Book a Viewing!

£280,000

A three-bedroom non-estate detached bungalow located in the heart of the sought-after village of Binbrook, just a short walk from the village centre and a range of local amenities. The property sits in an elevated position on a generous plot with a private driveway providing ample off-road parking and access to an attached garage. There is a lovely patio area overlooking the spacious rear garden, along with a further outdoor section currently used for vegetable plots. Internally, the property is well-presented and has been thoughtfully updated by the current owner. Accommodation comprises Entrance Hallway (also used as a Study Area with a built-in desk), L-shaped Lounge/Diner with double doors leading into the Garden Room which overlooks the garden, Breakfast Kitchen, three Bedrooms and a Bathroom. In addition, there is a lean-to currently used as a utility area, which gives access to an external lobby with an outside WC and internal access to the garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

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.





ACCOMMODATION

ENTRANCE HALL / STUDY AREA

14' 6" x 6' 7" (4.42m x 2.01m) With UPVC double glazed windows and external door, tiled flooring, radiator, built-in storage cupboards and fitted office desk.

LOUNGE DINER

21' 7" x 18' 6" (6.58m x 5.64m) Lounge area with two UPVC double glazed windows, gas fire and radiator.

Dining area with tiled flooring and radiator.

GARDEN ROOM

11' 8" x 10' 6" (3.56m x 3.2m) With UPVC double glazed windows and double doors leading into the garden, vinyl flooring, LED spotlighting, power points and radiator.

BEDROOM 1

11' 10" x 9' 10" (3.61m x 3m) With UPVC double glazed window and radiator.

BEDROOM 2

11' 10" x 8' 0" (3.61m x 2.44m) With UPVC double glazed window and radiator.

BEDROOM 3

9' 10" x 8' 0" (3m x 2.44m) With UPVC double glazed window and radiator.

BATHROOM

7' 10" x 6' 9" (2.39m x 2.06m) With UPVC double glazed window, tiled flooring, partly tiled walls, low-level WC, wash hand basin with drawers below, bath with mains shower over, radiator and extractor fan.

BREAKFAST KITCHEN

11' 11" x 9' 10" (3.63m x 3m) With vinyl flooring and fitted with a range of wall, base units and drawers with work surfaces over and tiled splashbacks, stainless steel sink and drainer, integral double oven, four-ring gas hob with extractor fan over, plumbing and space for dishwasher, radiator and window with door into the lean-to.

LEAN-TO

15' 11" x 5' 5" (4.85m x 1.65m) With UPVC double glazed windows and external door, tiled flooring, plumbing and space for washing machine.

LOBBY

Providing access to the garage and outside WC.

OUTSIDE

The property is approached via a private driveway providing ample off-road parking and access to the attached garage. To the side is a gravelled area offering additional parking and access to a section currently used as a vegetable plot. A sliding gate from the driveway opens into the generous rear garden, which features patio seating areas, a large lawn, a variety of mature plants and trees and a summerhouse.

OUTSIDE WC

6' 9" x 3' 10" (2.06m x 1.17m) With WC.





GARAGE
16' 6" x 14' 0" (5.03m x 4.27m) With up-and-over door, power and lighting.

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 – 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

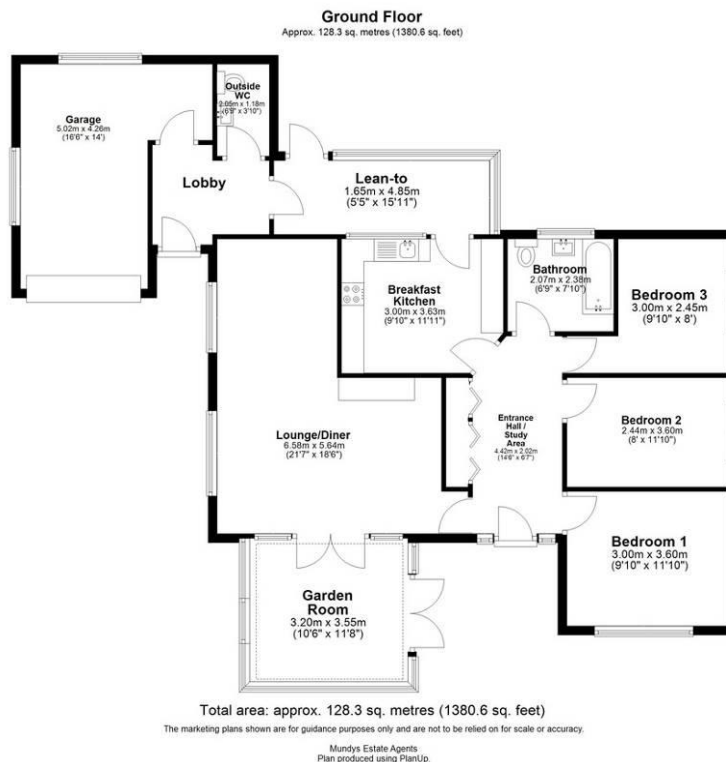
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.
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