



6 Cumberland Terrace

Brookenby, Binbrook, Market Rasen, LN8 6EL



Book a Viewing!

£140,000

A three-bedroom end terrace home located in the village of Brookenby, positioned just outside the sought-after Lincolnshire Wolds village of Binbrook. The property enjoys easy access to both Market Rasen and the popular Georgian town of Louth. The property benefits from a generous rear garden and additional space to the side, offering excellent potential for extension (subject to necessary planning permissions). Internally, the accommodation includes an Entrance Hallway, a spacious Lounge Diner overlooking the rear garden and a separate Kitchen. The First Floor features a Landing, three Bedrooms, a Bathroom and a separate WC. Externally, there is a gravelled frontage with flowerbeds, access to an outdoor porch incorporating a coal store and outbuilding and a generous lawned garden to the rear with mature shrubs and planting. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — A.

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 HALL

6' 0" x 12' 4" (1.85m x 3.76m) With timber external door, UPVC double glazed window, tiled flooring, stairs to First Floor and radiator.

LOUNGE/DINER

11' 10" (max) x 23' 8" (3.61m x 7.23m) With two UPVC double glazed windows, part-tiled flooring, two radiators and a fire surround with inset open fire.

KITCHEN

8' 5" x 11' 0" (2.58m x 3.37m) (max) With UPVC double glazed window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces, tiled splashbacks, stainless steel sink and drainer, space for fridge, plumbing and space for washing machine, wall-mounted gas-fired boiler and fitted pantry.

FIRST FLOOR LANDING

With UPVC double glazed window.

BEDROOM ONE

11' 7" x 12' 7" (3.55m x 3.86m) With UPVC double glazed window, fitted wardrobe and radiator.

BEDROOM TWO

11' 10" x 8' 11" (3.62m x 2.74m) With UPVC double glazed window, fitted wardrobe and radiator.

BEDROOM THREE

7' 6" (max) x 9' 1" (2.31m x 2.78m) With UPVC double glazed window, fitted wardrobe and radiator.

BATHROOM

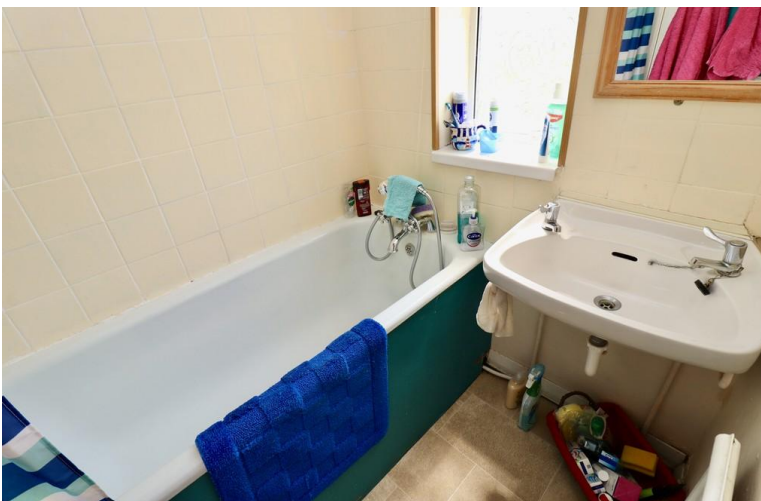
4' 11" x 5' 6" (1.50m x 1.69m) With UPVC double glazed window, tiled walls, bath, wash hand basin, radiator and access to roof space.

WC

With low-level WC and radiator.

OUTSIDE

To the front there is a gravelled garden with flowerbeds and a pathway leading to a side porch area, which includes a coal store and store room. This also provides access to the rear garden, which is predominantly laid to lawn with a variety of established shrubs.





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

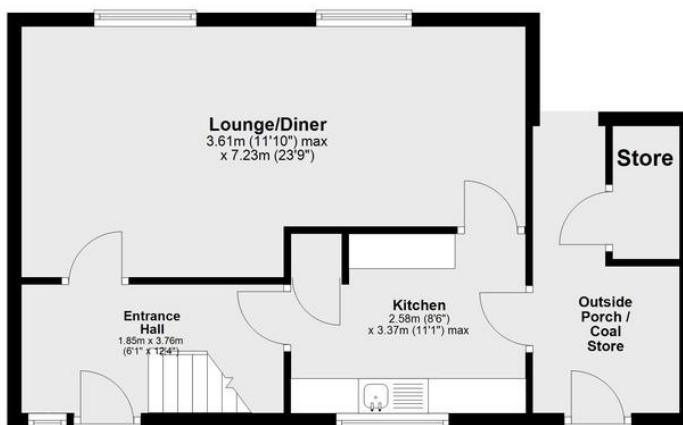
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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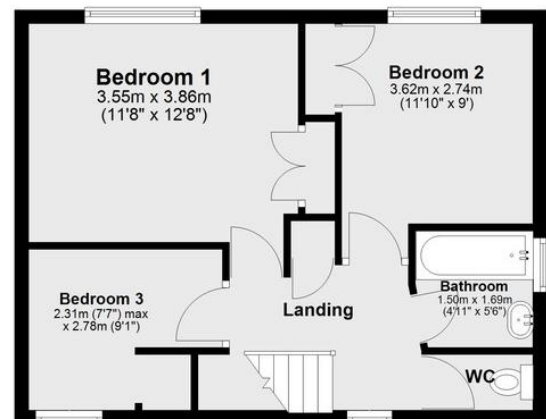
Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 90.1 sq. metres (969.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
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 and 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.

