



**23 Canberra Crescent, Brookenby,
Binbrook, Market Rasen, LN8 6ER**



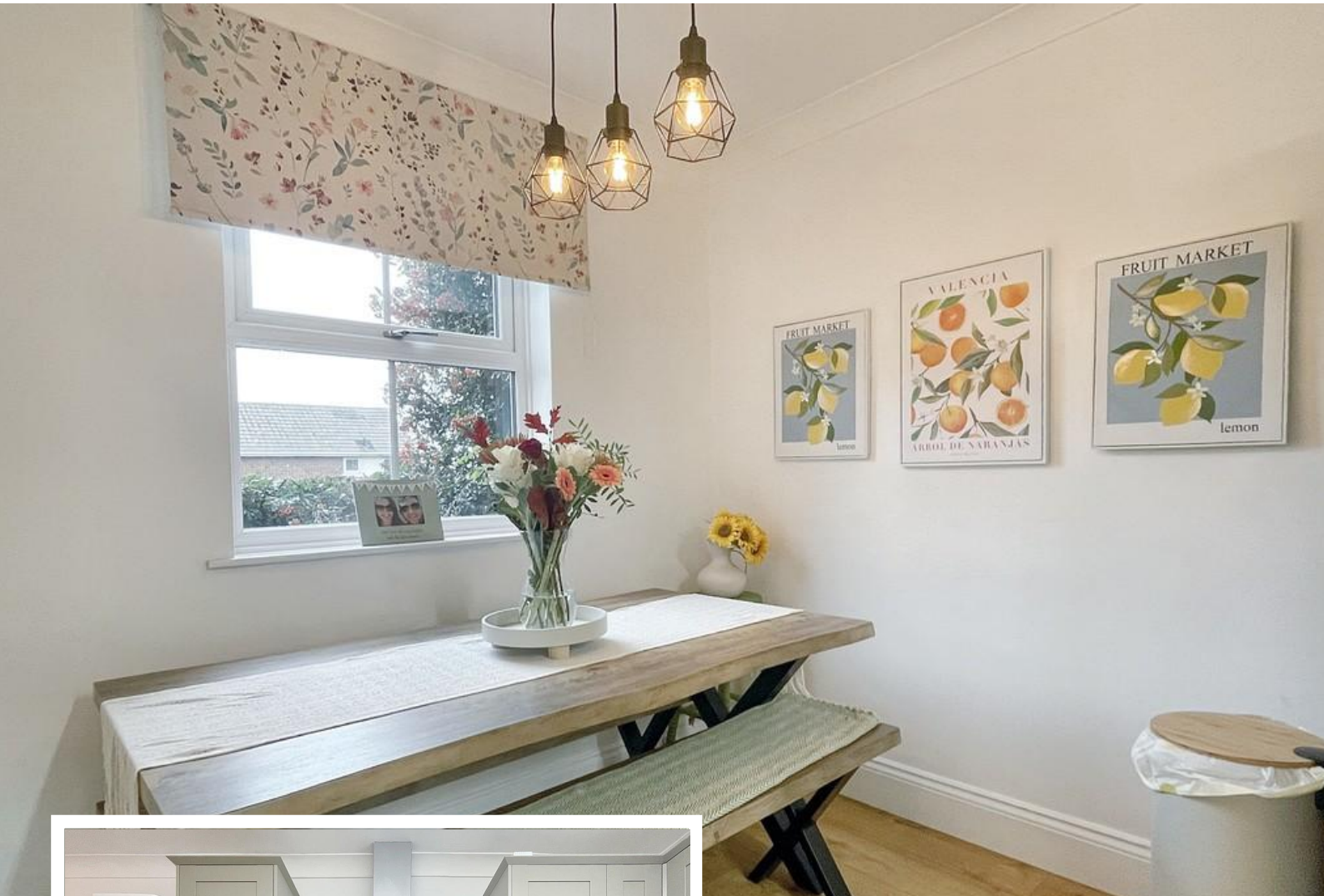
Book a Viewing!

£175,000

A beautifully presented Three Bedroom Semi Detached Home, positioned on a generous corner plot within the village of Brookenby, located on the outskirts of the sought after Lincolnshire Wolds village of Binbrook. The area is well placed for access to the nearby market towns of Louth and Market Rasen, both offering a good range of amenities, schools, and transport links. The property has been tastefully updated by the current owners and provides stylish and well proportioned accommodation throughout. Internally, the layout includes an Entrance Hallway, a bright dual aspect Lounge, and a spacious Kitchen Diner fitted with a modern range of units and oak worktops. A useful Utility/Boot Room completes the Ground Floor. To the First Floor, a central landing gives access to three Bedrooms and a modern Family Bathroom. Set on a generous plot, the property enjoys ample off road parking, which leads to a detached garage. The large rear garden is laid mainly to lawn with a decked seating area and garden shed, offering a superb outdoor space for relaxation or family use. This is a lovely example of a well maintained and improved home in a peaceful, rural location - perfect for a couple or family seeking village living within easy reach of surrounding towns.



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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

13' 7" x 6' 1" (4.14m x 1.85m) With composite external door, UPVC double glazed window, laminate flooring, radiator, stairs to first floor and useful storage cupboard.

KITCHEN / DINER

19' 2" x 8' 6" (5.84m x 2.59m) With dual aspect UPVC double glazed windows, laminate flooring, fitted with a modern range of wall and base units with drawers and solid oak work surfaces, complementary tiled splashbacks, features include an Alpha sink with mixer tap, spaces for a range style cooker with extractor fan, spaces for fridge freezer, and radiator.



UTILITY / BOOT ROOM

11' 6" x 6' 10" (3.51m x 2.08m) With three UPVC double glazed windows, vinyl flooring, oak work surfaces, plumbing and spaces for a washing machine and dishwasher, additional spaces for tumble dryer and spotlighting.

LOUNGE

15' 2" x 11' 1" (4.62m x 3.38m) With dual aspect UPVC double glazed windows, feature fire surround with inset gas fire, and radiator.

FIRST FLOOR LANDING

With UPVC double glazed window, storage cupboard and access to roof void.



BEDROOM 1

11' 7" x 10' 0" (3.53m x 3.05m) With UPVC double glazed window, radiator, over stairs storage area and fitted cupboard.

BEDROOM 2

11' 7" x 7' 1" (3.53m x 2.16m) With UPVC double glazed window and radiator.

BEDROOM 3

7' 10" x 7' 8" (2.39m x 2.34m) With UPVC double glazed window, radiator and storage cupboard housing the gas fired central heating boiler.

BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m) With UPVC double glazed window, vinyl flooring, and fitted with a modern white suite comprising low level WC, wash hand basin with mixer tap and cupboard below, bath with mixer tap, electric rainfall shower, tiled surround, heated towel rail and extractor fan.





OUTSIDE
The property occupies a generous corner plot with ample off road parking for at least 4 cars leading to a detached garage. To the rear is a large, enclosed garden laid mainly to lawn, featuring a decked seating area, garden shed, and additional paved areas for outdoor entertaining.

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 mun-dys.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 & Co, Taylor Rose, Bridge McFarland, Dale & 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 and J Walter 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:

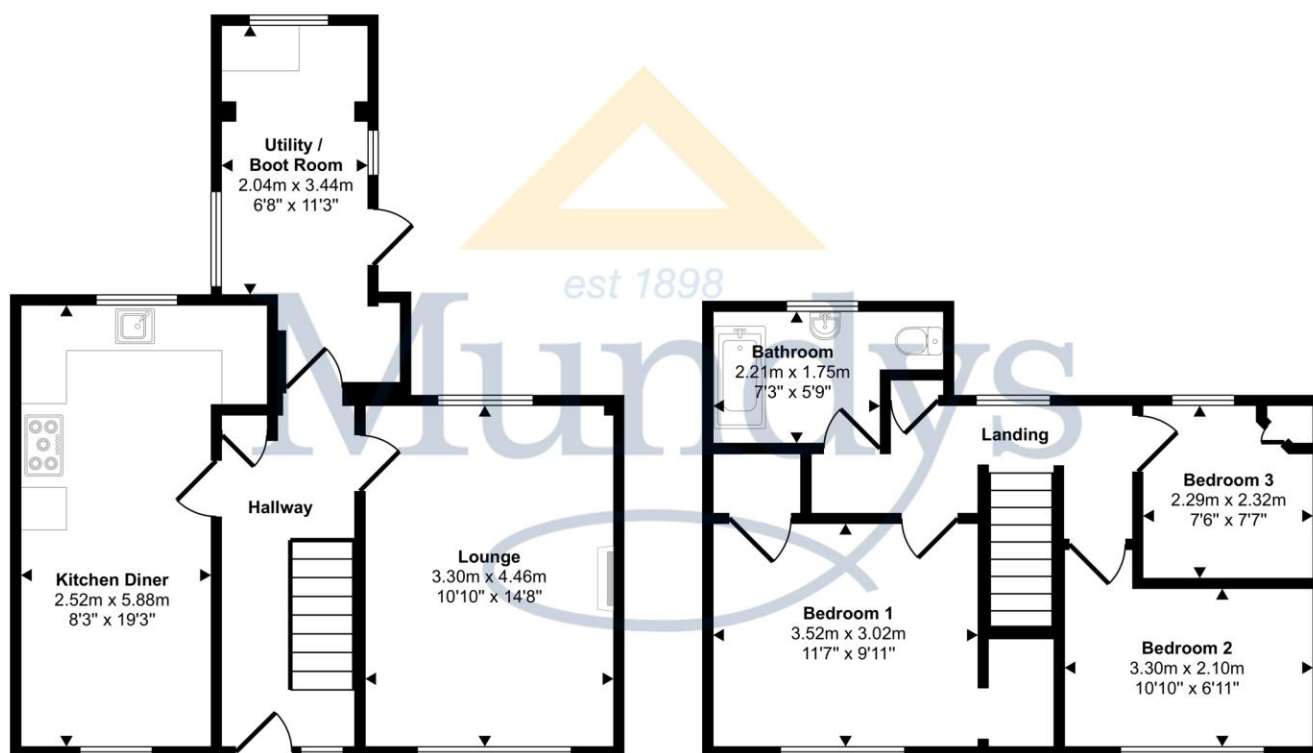
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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Approx Gross Internal Area
90 sq m / 964 sq ft



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.

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22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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