



# CHOICE PROPERTIES

*Estate Agents*

Lorelei Orford Road,  
Binbrook, LN8 6DU

Reduced To £325,000



Choice Properties are delighted to offer for sale Lorelei, a most lovely detached 3 bedroom bungalow which features plenty of living space and benefits from an extensive garden. With the advantage of parking for up to four vehicles this super home is situated in the small country village of Binbrook in the heart of the rolling Lincolnshire Wolds and is ideally located for the neighbouring market towns of Louth and Alford. If you are looking for a spacious property in good sized grounds we highly recommend viewing this most individual residence.

With the additional benefit of gas central heating and UVPC double glazing throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

### **Hallway**

3'0 x 17'8

UVPC entrance door leading to hardwood floor hallway. Fitted storage cupboard. Radiator. Power point. Telephone Point. Harwood door to:-

### **Living Room**

11'10 x 14'9

Gas fireplace with tiled heath and stone surround. UVPC bow window to front aspect. Double hardwood door to diner. Power points. Tv aerial point. Radiator

### **Kitchen**

16'5 x 14'6

Fitted with wall and base units with work surfaces over. Four ring gas hob with extractor hood over. 1 1/2 bowl ceramic sink with mixer tap and drainer. Integral oven. Integral dishwasher. Integral fridge freezer. Integral microwave. Tiled floor. Part tiled walls. Plumbing for washing machine. Large UVPC window to rear aspect. Thermostat. Radiator. Power points. Opening to:-

### **Dining Room**

8'1 x 12'0

Tiled floor. Consumer unit. Power points. Radiator. UVPC bifold doors to:-

### **Sun Room**

13'10 x 10'2

with UVPC windows to all aspects. Tiled floor. Glass roof. Power points. Radiator. UVPC door to garden.

### **Bedroom 1**

11'9 x 14'6

Large UVPC window to rear aspect. Power points.

### **Bedroom 2**

8'3 x 13'9

with fitted wardrobes. Large UVPC window to front aspect. Power points. Radiator. Tv aerial point. Door to:-

### **Ensuite**

3'5 x 8'8

Fitted with a three piece suite comprising panelled walk in shower, wall mounted wash hand basin with mixer tap, and push flush w.c. Laminate flooring. Heated towel rail. Extractor.

### **Bedroom 3**

11'6 x 11'11

Large UVPC window to front aspect. Radiator. Power points.

### **Bathroom**

11'7 x 5'5

Fitted with a three piece suite comprising panelled bath with water fall mixer tap with rainfall shower over, pedestal wash hand basin with mixer tap, and push flush w.c. Heated towel rail. Tiled floor. Fully tiled walls. Access to part boarded and fully insulated loft with the combi boiler is located.

## **Garden**

The property boasts an elevated rear garden which offers expansive views of the surrounding Lincolnshire Wolds (An Area of Outstanding Natural Beauty). The laid to lawn rear garden stretches further back to a small rear field which is enclosed to the perimeter with fencing. To the front of the property is laid to lawn garden which encompasses the driveway and has a plethora of mature plants and shrubbery adding generous amounts of colour to the garden. The septic tank can also be found in the garden.

## **Driveway**

To the front of the property is a brick paved driveway with space for several vehicles.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C. Amount Payable 2024/25 - £1876.98

## **Viewing Arrangements**

By appointment through Choice Properties Louth on 01507 860033

## **Opening Hours**

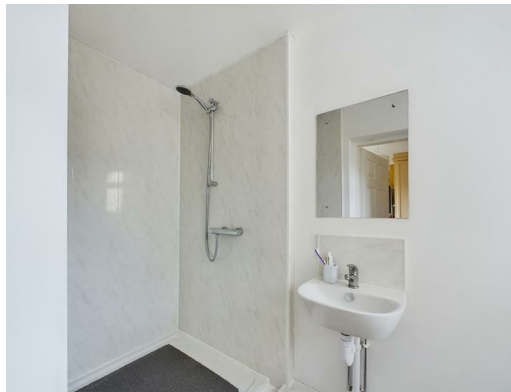
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making an Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Call Us To View On 01507 860033



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Approximate total area<sup>m</sup>  
1223.21 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From Binbrook village hall head north along the B1203 for 100m then turn right onto Orford Road. Lorelei is the third property on your left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

