



CHOICE PROPERTIES

Estate Agents

1 Chestnut Way,
Binbrook, LN8 6DD

Price £245,000



Choice Properties are delighted to bring to market this brilliant two bedroom (one ensuite) detached bungalow situated on Chestnut Way located in the charming countryside village of Binbrook. The property is beautifully presented and features generously sized rooms throughout including two double bedrooms with one ensuite, a spacious living room, a modern kitchen, a wet room, and a boiler room. To the exterior, the property boasts a fully enclosed garden, a detached brick built single garage, and driveway space for two vehicles. Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and uPVC double glazing throughout, the well presented internal living accommodation comprises:-

Entrance Hall

3'2 x 6'7

With uPVC entrance door. uPVC window to side aspect. Internal door to boiler room. Internal door to living room. Laminate flooring. Radiator.

Living Room

10'5 x 14'3

Fitted with a large uPVC bow window to front aspect. Laminate flooring. Electric fireplace. Radiator. Power points. Telephone point. Tv aerial point. Internal door to hallway.

Hallway

5'8 x 4'1

Internal doors to bedroom 1 and 2 and bathroom. Tiled flooring. Access to loft via loft hatch. Built in storage cupboard housing fitted shelving and plumbing for a washing machine.

Kitchen

8'4 x 12'11

Fitted with a range of gloss wall and base units with granite effect work surfaces over. Four ring 'Zanussi' induction hob with extractor hood and splashback over. Single bowl stainless steel sink with mixer tap and drainer. Twin integral oven. Space for fridge freezer. Plumbing for dishwasher. Breakfast bar. Tiled flooring. Part tiled walls. Radiator. Power points. uPVC external door leading to driveway. Internal door to hallway.

Wet Room

5'11 x 8'3

Fitted with a three piece suite comprised of a fully tiled walk-in electric shower, a pedestal wash hand basin with single taps, and a push flush wc. Radiator. Part tiled walls. Extractor. Frosted uPVC window to side aspect.

Bedroom 1

9'10 x 13'6

Spacious double bedroom with large uPVC window to rear aspect. Double fitted wardrobe. Radiator. Power points. Tv aerial point. Sliding door to ensuite bathroom.

Ensuite Bathroom

6'9 x 4'1

Fitted with a three piece suite comprising of a panelled bath with chrome mixer tap and shower attachment over, push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap. Fully tiled walls. Chrome heated towel rail. Tiled flooring. Frosted window to side aspect. Extractor.

Bedroom 2

9'1 x 10'10

Double bedroom with uPVC French door leading to garden. Double fitted wardrobe. Vertical flat panel radiator. Power points.

Boiler Room

3'6 x 3'0

Fitted with a modern 'Worcester' gas boiler. Consumer unit. Frosted window to front aspect. Laminate flooring.

Garage

8'11 x 17'9

Single detached brick built garage fitted with power and lighting. Up and over garage door. Pedestrian access door to side aspect. Window to rear aspect.

Garden

To the rear, the property benefits from a fully enclosed predominantly laid to lawn garden with a mix a fencing and hedges to the perimeter. The rear garden is lined with gravel and features a block paved hard standing which is currently home to a garden shed. The rear garden is directly accessible from the front of the property via an access gate found to the side of the property. There is also a small laid to lawn garden at the front of the property with a paved footpath leading to the front entrance door.

Driveway

Part hard standing part gravelled driveway providing off the road parking for two 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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

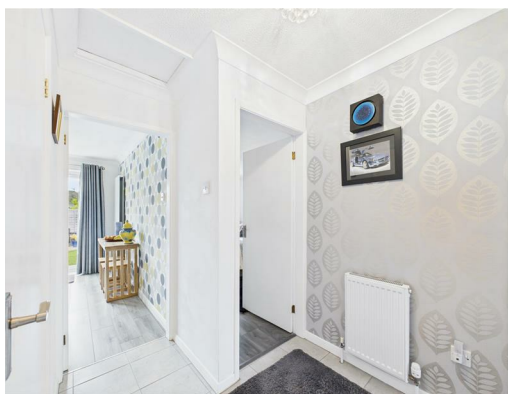
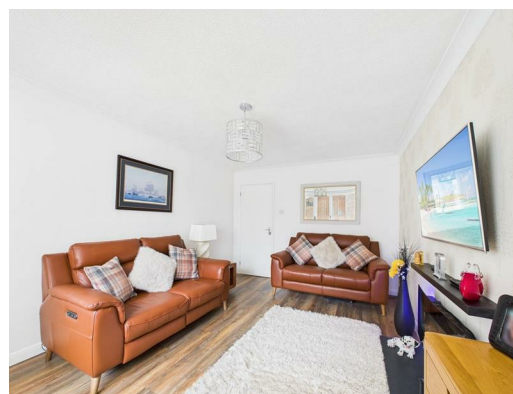
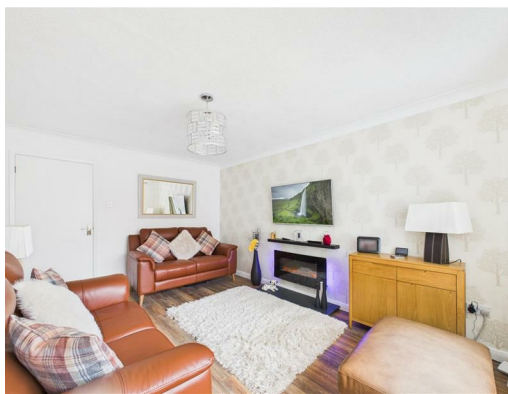
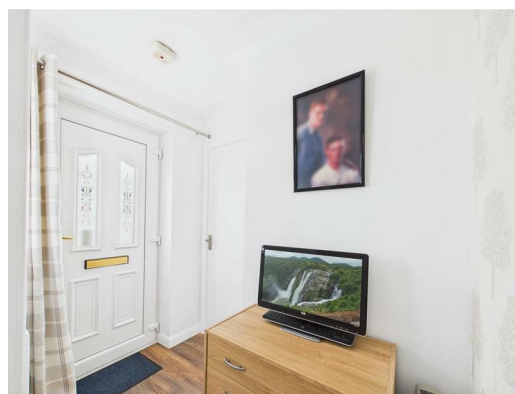
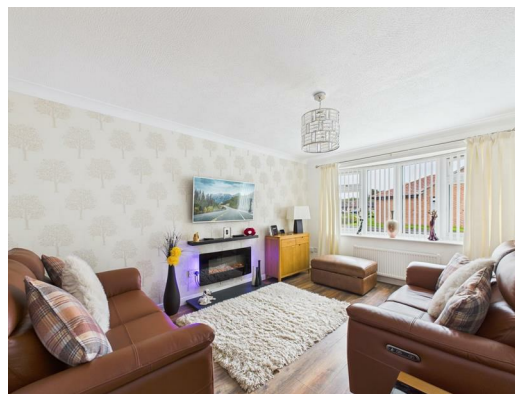
Saturday 9.00 a.m. to 3.00 p.m.

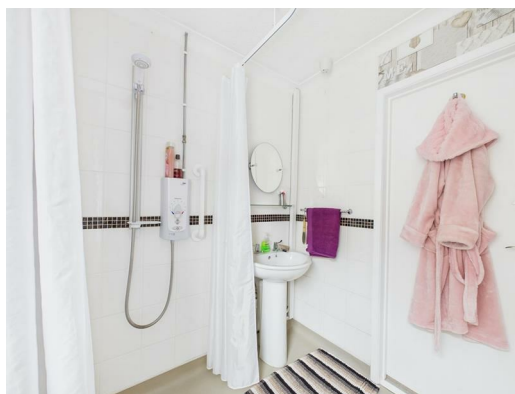
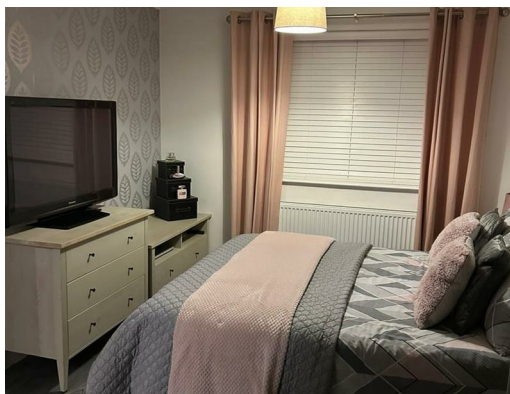
Making An Offer

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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

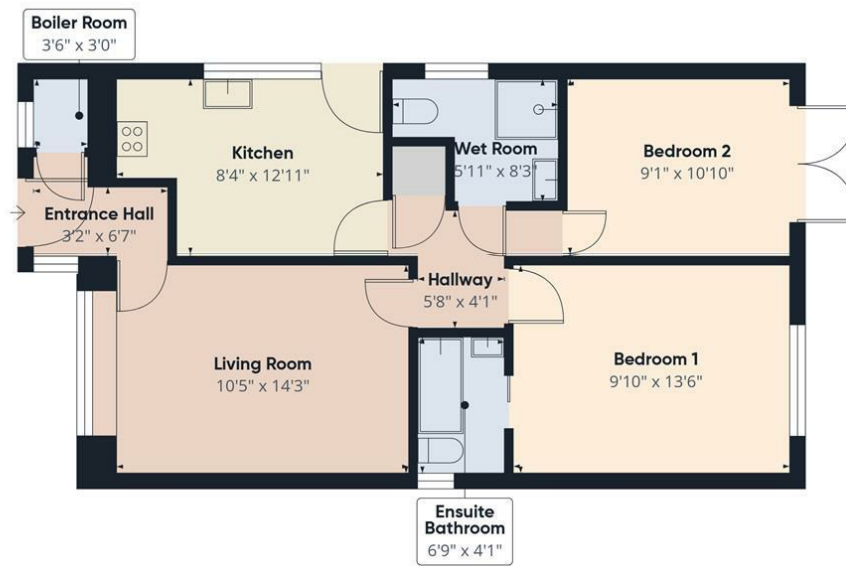
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

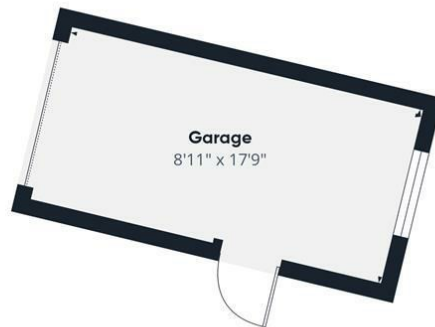








Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
803 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From Binbrook Village Hall head east along Kirmond Road for 500m then turn right onto Meadow Drive. Continue on this road for 150m then turn left onto Chestnut Way. You will find the property immediately on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

