



# Squirrel Lodge, 1 Paddock Mews Kirmond Road,

**No Onward Chain £299,950**



Choice Properties are delighted to bring to market this stunning four bedroom detached dormer bungalow located on Paddock Mews situated in the sought after countryside village of Binbrook. The property has further potential for business use with it having a fully converted outbuilding which has a variety of uses. The interior of the property benefits from well proportioned rooms which include four bedrooms, three reception rooms, kitchen, conservatory, family bathroom, downstairs wc, and office. To the exterior, the property boasts a number of outbuildings which are fitted with power and lighting (including a fully coveted building housing an gym and dog pool), a fully enclosed garden, a gravelled driveway, and a car port for two vehicles. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the generously proportioned internal living accommodation comprises:-

### **Hallway**

15'3 x 18'10

With uPVC entrance door. Staircase leading to first floor landing. Internal doors to most ground floor rooms. Radiator.

### **Living Room**

11'9 x 8'2

With multi fuel burner set in fireplace with stone hearth and brick surround. Walk-in bay uPVC window. Radiator. Double opening doors to:-

### **Conservatory**

8'1 x 13'7

With windows to all aspects. Double opening doors to garden. Radiator. Power Points

### **Kitchen**

9'10 x 23'11

Fitted with wall and base units with work surfaces over. Belfast sink with chrome mixer tap with chrome mixer tap over. Seven ring range master cooker with four door oven and fully tiled splashback. Part tiled walls. Dual aspect uPVC windows. Radiator. Power points. Internal door to:-

### **Utility Room**

7'10 x 12'1

Fitted with wall and base units with work surfaces over. Tiled flooring. Single bowl stainless steel sink with mixer tap and drainer. Radiator. Power Points. uPVC door to garden. Internal door to office.

### **Office**

8'4 x 17'1

Fitted with the oil fired combination boiler. Large uPVC window to front aspect. Console for solar panels. Consumer unit.

### **Dining Room**

10'10 x 10'5

With uPVC window to front aspect. Closed fireplace. Radiator. Power points.

### **Bedroom 1**

10'8 x 13'4

Double bedroom fitted with storage. Radiator. Power points. uPVC window to side aspect.

### **Bedroom 2**

10'10 x 13'10

Double bedroom with electric fireplace. Dual aspect uPVC windows. Radiator. Power points.

### **WC**

7'0 x 2'11

Fitted with a low level wc and a pedestal wash hand basin. Radiator. Frosted uPVC window.

### **Bathroom**

7'0 x 7'9

Fitted with a three piece suite comprising of a fully tiled corner shower cubicle, a back to wall wc, and a wash hand basin set over vanity unit. Chrome heated towel rail. Fully tiled walls. Frosted uPVC window.

### **Landing**

5'1 x 3'2

Velux window. Internal doors to bedrooms 3 and 4. Power point.

### **Bedroom 3**

10'5 x 20'8

Large double bedroom with two Velux windows, radiators, spot lighting, and power points.

### **Bedroom 4**

10'2 x 13'11

Double bedroom with two Velux windows, radiators, spot lighting, and power points. Door to storage cupboard.

## **Pool Room**

17'5 x 24'5

Internal doors to store room and gym. Base units. Tiled flooring. Stainless steel sink with mixer tap and drainer. uPVC windows. Dog rehabilitation pool.

## **Gym**

9'7 x 9'9

Fitted with work surfaces. Power points. Tiled flooring. Dual aspect windows.

## **Store Room**

4'10 x 7'10

Apparatus for pool maintenance.

## **Car Port**

19'1 x 18'10

EV charger point and separate consumer unit. Power and lighting. Space for two vehicles.

## **Store Room**

19'1 x 18'10

Found above the car port with an external staircase leading up to it. Power and lighting.

## **Driveway**

Gravelled driveway providing off the road parking space 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](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.

## **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**

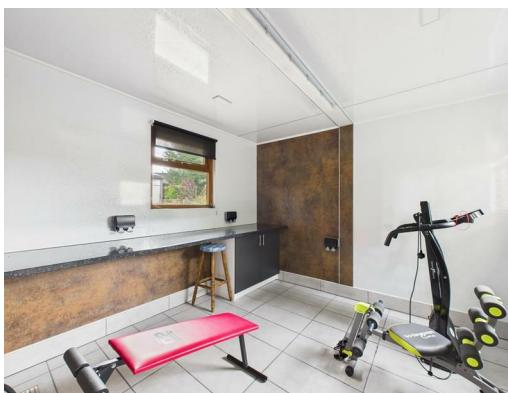
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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.

## **Gardens**

The property features a generously sized fully enclosed garden with fencing to the perimeter. The garden features a variety of different areas including patio, decking, pond, and laid to lawn spaces.

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.









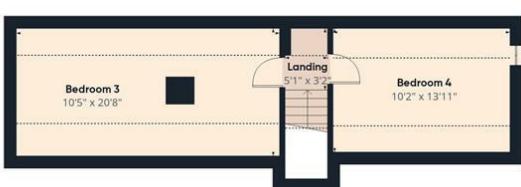
Floor 0 Building 1

Approximate total area<sup>(1)</sup>

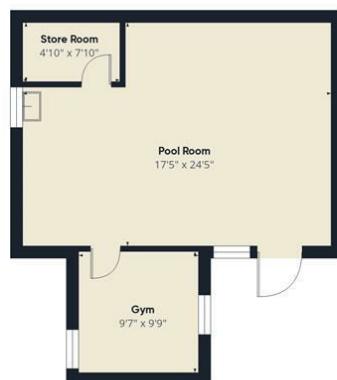
2649 ft<sup>2</sup>

Reduced headroom

349 ft<sup>2</sup>



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 3

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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 north for 50m and then take a right down a small side road just before the school. Continue down this road for 50m and you will find the property on your left hand side.

