



Cambridge Crescent, Brookenby,  
Binbrook,

**£275,000**



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Cambridge Crescent, Brookenby, Binbrook, Market Rasen,  
Lincolnshire  
**£275,000**

\*\*\* COMPLETION EARLY 2021 \*\*\*

Occupying an extremely generous plot in an idyllic, semi-rural position is this large, 4 bedroom, detached new build home. Having recently just been completed and having the benefit of a 10 year consultant-backed build warranty. Offering a very attractive kerb appeal due to its double fronted design, buyers will also be pleased with the high quality of internal fixtures and fittings that come as standard. Full Accommodation comprises :- Spacious entrance hallway, Large living room with space for a burner and patio doors onto the ample rear garden, separate formal dining room, high quality modern Kitchen with an extensive range of units and a range of built in appliances such as oven, hob, integrated fridge/freezer, and integrated dishwasher, separate utility and downstairs W.C. To the first floor as a large landing area that gives access to the 4 DOUBLE bedrooms as well as the fully fitted modern family bathroom and en-suite. Externally the property sits on a very generous plot that gives its substantial frontage as well as a large rear garden. Both of which come fully turfed and landscaped. There are also the modern conveniences of a full gas central heating systems supplied by a modern Combi-boiler with Wi-Fi thermostat and thermostatic radiator valves. There is also uPVC double glazing throughout.

#### LOCATION

Cambridge Crescent 'Wolds View' is located just off Swinhope Road in Brookenby. Brookenby is a pleasant,

semi-rural village and civil parish located in the idyllic 'Lincolnshire Wolds' an area of outstanding beauty. It is roughly equidistant between the port town of Great Grimsby, the historic market of Louth and the town of Market Rasen. It is also only a short 30/40 minute drive to the thriving city of Lincoln, making it ideal for commuters.

#### AGENTS NOTE

Photography used is of sister property next door, 3 Cambridge Crescent which is the same style build. It should not be relied upon however it is indicative of style and quality of finish.

#### MAIN ACCOMMODATION

##### ENTRANCE HALL

3.10m x 2.64m (10'2" x 8'8")

##### LIVING ROOM

6.32m x 3.43m (20'9" x 11'3")

##### DINING ROOM

3.12m x 3.40m (10'3" x 11'2")

##### KITCHEN

2.97m x 4.42m (9'9" x 14'6")

##### UTILITY ROOM

1.65m x 1.83m (5'5" x 6'0")

##### DOWNSTAIRS W.C

0.94m x 1.65m (3'1" x 5'5")

##### FIRST FLOOR LANDING

##### BEDROOM 1

3.58m x 3.45m (11'9" x 11'4")

##### BEDROOM 2

3.45m x 2.49m (11'4" x 8'2")

**BEDROOM 3**  
3.15m x 3.05m (10'4" x 10'0")

**BEDROOM 4**  
3.10m x 2.21m (10'2" x 7'3")

**FAMILY BATHROOM**  
1.98m x 1.96m (6'6" x 6'5")

**FRONT GARDEN**

**REAR GARDEN**

Laser Tape Clause

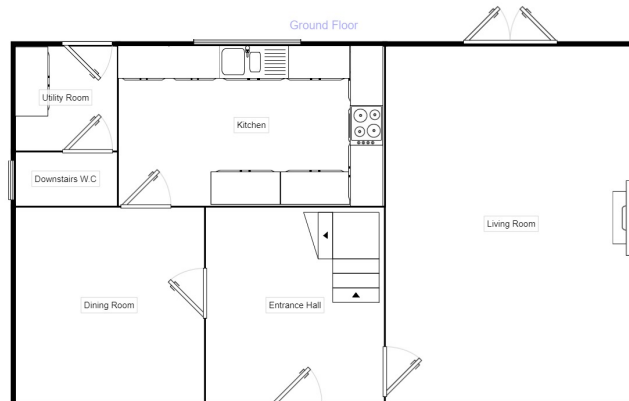
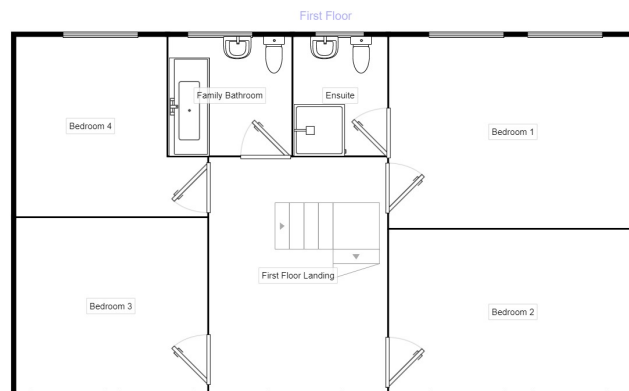
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



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