



Kent Road, Binbrook, Market Rasen, LN8 6ET

welcome to

Kent Road, Binbrook, Market Rasen

This well-presented semi-detached home is situated within the peaceful village of Brookenby, enjoying its own amenities and local access to the further amenities of Binbrook nearby. Boasting well-proportioned bedrooms, off road parking and gardens to the front and rear.



Entrance Hall

With carpet flooring and radiator.

Lounge

13' 11" x 12' 3" (4.24m x 3.73m)

With double glazed window to the rear, log burner, laminate flooring and radiator.

Kitchen / Diner

21' 4" x 8' 2" (6.50m x 2.49m)

With double glazed window to the front, double glazed door to the side, a modern fitted kitchen in a range of wall and base units with work surfaces, integral oven and microwave, integral fridge freezer, sink and drainer, space for washing machine, part tiling to the walls, tiling to the floor and radiator.

First Floor Landing

With double glazed window to the front, built in storage, carpet flooring and radiator.

Bedroom One

12' 9" x 10' 8" (3.89m x 3.25m)

With double glazed window to the rear, built in storage, carpet flooring and radiator.

Bedroom Two

12' 9" x 8' 2" (3.89m x 2.49m)

With double glazed window to the rear, built in storage, carpet flooring and radiator.

Bedroom Three

9' 9" x 8' 2" (2.97m x 2.49m)

With double glazed window to the front, carpet flooring and radiator.

Bathroom

9' 8" x 8' 3" (2.95m x 2.51m)

With obscured double glazed windows to the front and side, bath with shower fitted over, wc, wash hand basin, vinyl flooring and part tiling to the walls.

Outside

Property benefits from two parking spaces to the front with areas of lawn alongside and access to the storage outbuilding. To the rear is a fully enclosed garden with a patio area ideal for seating and an area of lawn.



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welcome to

Kent Road, Binbrook, Market Rasen

- MODERN & WELL PRESENTED FAMILY HOME
- THREE WELL-PROPORTIONED BEDROOMS
- FRONT & REAR GARDENS
- OFF ROAD PARKING FOR TWO CARS
- SPACIOUS KITCHEN / DINER

Tenure: Freehold

EPC Rating: C

Council Tax Band: A

£168,500



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