



The Bungalow, 20
North Halls, Binbrook, Market Rasen, Lincolnshire. LN8 6DQ

BELL



The Bungalow

North Halls, Binbrook

This is a very good sized, well presented detached bungalow, discreetly and pleasantly located on the northern country fringe of the charming village of Binbrook within large grounds of 0.3 of an acre (sts) The village stands in the heart of the Lincolnshire Wolds, which is designated as being a National Landscape.

The bungalow provides a very good range of family accommodation comprising; three reception rooms, two family bedrooms and a bathroom, as well as the dramatic and substantial feature Master Bedroom with its large walk-in dressing room and eye catching, expansive quality en-suite shower room.

ACCOMMODATION

Entrance Lobby & Breakfast Room n appealing introduction to the accommodation having a solid oak main entrance door with attractive glazed leaded light style panel, high vaulted ceiling level with exposed king post roof truss and roof timbers, large round arched feature window casement with views over the driveway and into the grounds, attractive wall panelling to dado rail height, tiled floor, contemporary style radiator and attractive wall spotlight fitting. Oak featured stable door with leaded light glazed panel through to:

Kitchen having a most pleasing view out over the attractive grounds to the west; an appealing range of fitted kitchen units with hardwood work surfaces comprising; ceramic single drainer sink unit with cupboard space below and room to one side beneath, for a slimline dishwasher as required. To the end of these units is a built-in fridge/freezer. The fitted work surface extends around the adjoining walls with a comprehensive range of cupboard, drawer and shelf space below and wall cupboard units above.





There is space between the units for a cooking Range to be installed with tiled splash back and Britannia cooker hood over. A further area of fitted work surface to the opposite wall with a comprehensive range of drawer and cupboard space below and wall cupboard units above. There is an exposed feature ceiling beam, tiled splashback to most fitted work surface areas, tiled floor, and inset ceiling spotlight fittings. Contemporary style glazed oak panelled door through to.

Good sized Sitting Room enjoying a northerly outlook into the grounds; fireplace with multi-fuel stove inset on a tiled hearth and attractive moulded stone style feature surround, engineered oak flooring and radiator. Oak panelled door through to hallway and double glazed double doors through to.

Garden Room of excellent proportions and having most pleasing southerly and westerly views across the grounds; double glazed French doors provide access out onto the garden patio area, laminate flooring, radiator, electric wall panel heater and attractive spot light fitting.

Central Hallway with attractive engineered oak flooring, built in linen cupboard and access to roof space. Contemporary style oak featured panel doors to adjoining rooms, as well as a glazed panelled door through to the master bedroom.

Family Bathroom very attractively appointed having ball and claw style freestanding bath to one wall with ceiling mounted shower fitting over, wash hand basin and low-level WC. Wall tiling in part to full height, tiled floor, radiator, wall mounted electric bathroom heater, inset ceiling spotlight fittings and extractor vent.

Bedroom with a southerly outlook over the driveway; and radiator.

Bedroom with a northerly aspect; built in featured bed to one wall with drawer storage space below, and radiator.

Substantial Feature Master Bedroom a dramatic room with French doors providing a southerly outlook over the driveway, high vaulted ceiling level with roof windows, oak featured herringbone style flooring, access to roof space storage, and three radiators. Oak featured panel doors through to the en-suite bathroom and

Large Walk- in Dressing Room having fitted hanging, drawer and open shelf space; radiator and fluorescent lighting strip.





En-suite Bathroom of excellent proportions having a westerly outlook into the grounds; quality stylish appointment comprising of a ball and claw cast iron enamelled free standing bath, large walk-in shower cubicle area with appropriate shower fitting and full height tiling, attractive heritage style wash hand basin and low level WC. Attractive wall panelling to picture rail height on all walls, exposed pine floorboards, heritage style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

OUTSIDE

From North Hall Lane the property is approached across a wide driveway entrance which provides access to the **Garage** with double entrance doors and an adjoining to the large former stable now **Workshop/Storeroom**. To one side of the garage there are tall decorative double feature entrance gates through which the driveway sweeps up into the property to provide more than ample parking space for both family and visitors. To the southern side of the driveway there are two useful garden sheds/stores.

The surprisingly substantial garden has been predominantly laid to lawn and from the elevated end of the grounds there are views over the hedge line to rolling Lincolnshire Wolds countryside. Adjoining the western elevation of the house there is a delightful patio terrace.

The grounds are well enclosed to all boundaries around and shaded by two mature trees (with TPO's).

West Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

Oil fired central heating

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

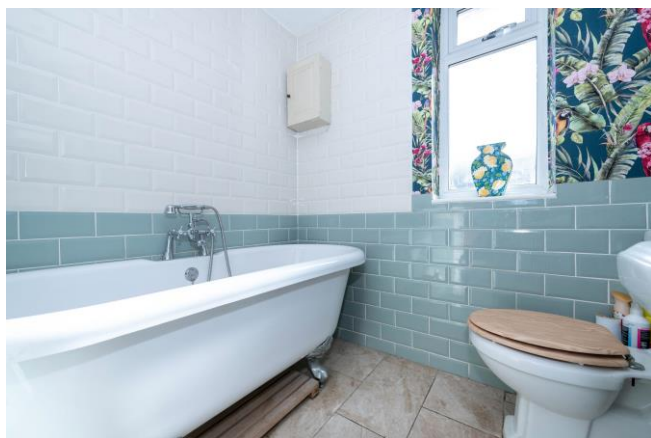
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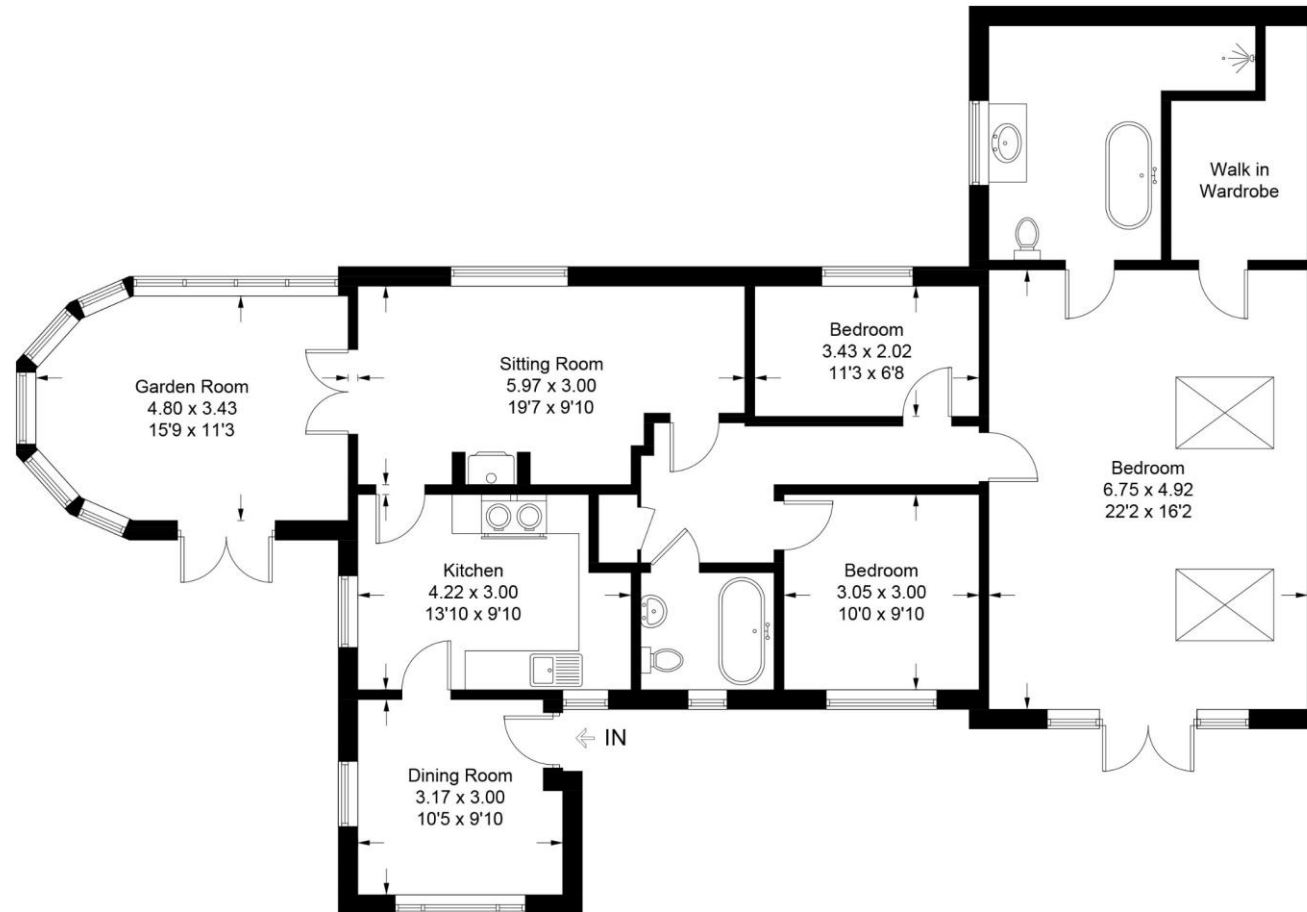
Brochure prepared 6.6.2025





20 North Halls

Approximate Gross Internal Area = 137.4 sq m / 1479 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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