



## South Rise, Binbrook, Market Rasen, LN8 6DP

Detached House | Elevated Position | Tiered wrap-around gardens | Four Large Bedrooms  
Lounge Diner | Breakfast Kitchen | Study and Conservatory | 2 bathrooms and Ground Floor WC

**Asking Price: £264,500**

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## **South Rise, Binbrook, Market Rasen, LN8 6DP**

More than meets the eye! A sizeable detached elevated property situated within the heart of the village and benefitting from wonderful church views. Offering versatile accommodation over two floors to include: Breakfast Kitchen, Utility Room, Lounge Diner, Study, Sun Lounge, Two Ground Floor Bedrooms and WC. To the First Floor: Shower Room, WC, Bathroom, Dressing Room and Two further Double Bedrooms.

Externally the property benefits from two off road parking driveways and a garage. The gardens surround the property with a variety of landscaped pebble finished and lawned tiers with an inset ornate fish pond complete with waterfall. Viewing is essential on this lovely family home!

### **LOCATION**

Binbrook is a thriving village nestled within the heart of the Lincolnshire Wolds, a renowned Area of Outstanding Natural Beauty. Not only benefitting from beautiful surroundings, the village offers a Post Office and Village Store, Doctors Surgery, Vehicle Garage, Primary School, Children's Centre, Hairdressers, Chinese takeaway and Public House.

### **ENTRANCE**

uPVC double glazed door opening into

### **ENTRANCE HALL**

'L' shaped main entrance hall with doors to all principal ground floor rooms, staircase to the upper floor, 2x central heating radiators, 2x ceiling light points, cloak cupboard, phone point.



### **WC**

0.85m (2' 9") x 1.93m (6' 4")

Wash hand basin, WC, mosaic effect tiled splashbacks, central heating radiator, non-slip vinyl flooring, obscured uPVC double glazed window to the rear aspect. Vanity light effect mirror with shaver point, ceiling light point.

### **BEDROOM FOUR** 2.85m (9' 4") x 3.54m (11' 7") (max)

uPVC double glazed window to the side/south aspect, central heating radiator, ceiling light point, furniture recess.



### **STUDY / PLAYROOM** 3.18m (10' 5") x 2.82m (9' 3")

Central heating radiator, ceiling light point, store recess with shelving. Aluminium framed sliding doors and a slight step up to:



### **CONSERVATORY** 2.82m (9' 3") x 7.22m (23' 8")

Split into two sections by a raised area with steps up to the Sun Lounge Area. uPVC double glazed Conservatory to dwarf brick wall.

The first area is currently used as a dining area with laminate flooring with uPVC double glazed door to the rear/side gardens. A gas stove with flagstone hearth and external flue.

Steps up to the raised seating area with TV point and enjoying Wolds views.



### BEDROOM THREE

3.81m (12' 6") x 4.11m (13' 6") to bed recess

With a vast array of fitted wardrobes and cupboards above. Large uPVC double glazed window to the front/east aspect, ceiling light point and central heating radiator.



### LOUNGE DINER

5.31m (17' 5") x 5.97m (19' 7")

1x large uPVC double glazed window to the front/east elevation, 1 smaller uPVC double glazed window to the side/south elevation. A lower ceiling light point over the dining area, a further ceiling light point to the sitting area. 2x large central heating radiators, TV point, phone point, feature fireplace with inset gas fire, granite effect surround and hearth.



### BREAKFAST KITCHEN

3.52m (11' 7") x 4.35m (14' 3")

Tile effect vinyl flooring, central heating radiator, ceiling light point, uPVC double glazed window and entrance door to the rear/west aspect, further uPVC double glazed window to the side/north aspect. Oak effect comprehensive fitted kitchen with a range of fitted base and eye level units ornate decorative extractor and drinks rack. Space for a dishwasher, fridge and cooker point. Tiling to splashbacks, door to:



### UTILITY ROOM

1.32m (4' 4") x 2.62m (8' 7") plus store recess

Small uPVC double glazed window to the rear/west aspect, work surface with washing machine point below, wall mounted 'Ideal' gas fired boiler and additional eye level storage cupboards. Additional understairs recess store area.



### LANDING

3x ceiling light point, ceiling loft hatch providing access via ladder to the large, majority boarded loft. Doors to all principal first floor rooms.



### BEDROOM TWO

3.42m (11' 3") x 3.41m (11' 2") plus 2.13m (7' 0") x 2.07m (6' 10")

2x ceiling light points, uPVC double glazed window to the side/south elevation, built in wardrobes and cubby hole for additional eaves storage access.



### DRESSING ROOM

2.24m (7' 4") x 1.31m (4' 4")

Fitted wardrobes and storage cupboards with shelving and hot water cylinder, ceiling light point.



### WC

2.07m (6' 10") x 1.09m (3' 7")

Wash hand basin with tiled splashbacks, wash hand basin, vanity mirror, non-slip vinyl flooring, towel rail, central heating radiator, ceiling light point.



### SHOWER ROOM

0.89m (2' 11") x 2.14m (7' 0")

Ceiling light point, extractor, non-slip vinyl flooring, central heating radiator. An enclosed shower cubicle with 'Mira' electric thermostatic shower and tiling to the entire cubicle.

### BATHROOM

2.30m (7' 7") x 2.35m (7' 9")

Central heating radiator, towel rail, vanity wash hand basin with mirror and vanity light and shaver point above. Tiling to splashbacks and the bath/shower area. Panelled large corner bath with direct feed shower over, ceiling light point and extractor, non slip vinyl flooring.



### BEDROOM ONE

2.69m (8' 10") x 5.49m (18' 0") plus 1.40m (4' 7") x 2.39m (7' 10")

uPVC double glazed window to the side/south aspect, central heating radiator, 2x ceiling light points, fitted wardrobes, cubby hole for additional eaves storage access.



## EXTERNALLY

Set to a large, tiered corner plot with two driveways/off road parking spaces.



## GARDENS

Wraparound gardens on a variety of levels and tiers, partially set to lawn, pebble finishings and flower and shrub borders.

An ornate koi carp pond complete with waterfall.



## PARKING

There are two off road parking spaces/driveways, one accessible from South Rise / Spring Bank, providing off road parking for one vehicle and onto the tiered steps and ramp leading to the entrance doors.

The additional driveway is situated off St Mary's Lane entrance/approach to the property and leads inturn to the Garage.

## GARAGE

With up and over door, power and light.



## GENERAL

### SERVICES

Mains water, drainage, electricity and gas are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### DETAILS PREPARED

March 2019.

### TENURE

The property is believed to be freehold and we await solicitors confirmation.

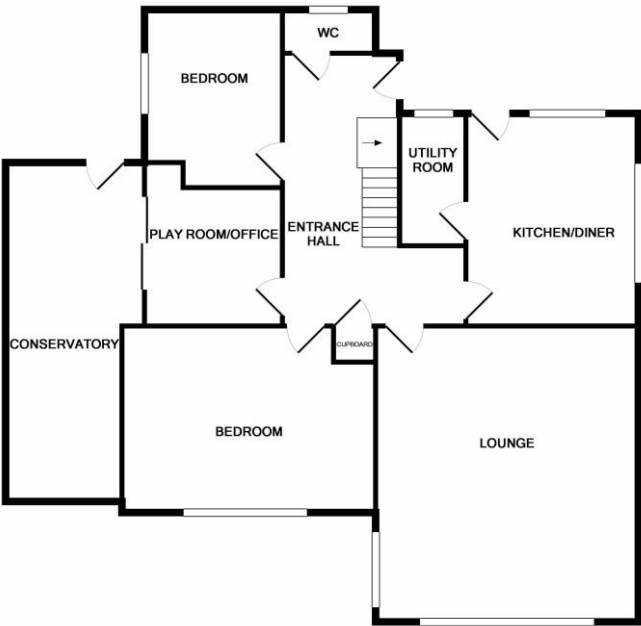
### VIEWINGS

By prior appointment through Hunters Turner Evans Stevens office in Louth (01507601633)

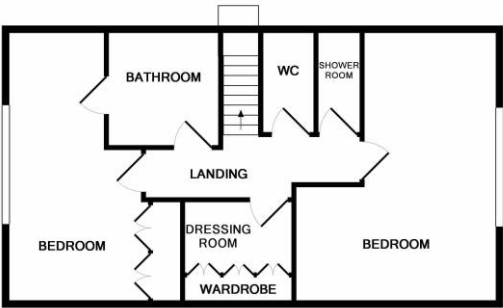
### OPENING HOURS

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 1.00pm

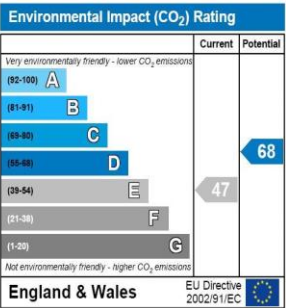
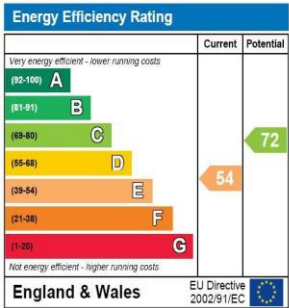


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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