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St. Marys Lane, Binbrook



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Guide Price - £130,000



EXTENDED MID TERRACED HOUSE in Popular WOLDS VILLAGE LOCATION. This spacious property comprises entrance porch, hallway, lounge, kitchen diner, utility, WC, 3BEDROOMS & Bathroom. Gardens to Rear & Garage.

VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Terraced House
- Wolds Village Location
- Spacious Accommodation
- Extended Kitchen Diner
- Entrance Porch, Hallway
- Lounge, Utility, WC
- EPC rating C
- Tenure: Freehold



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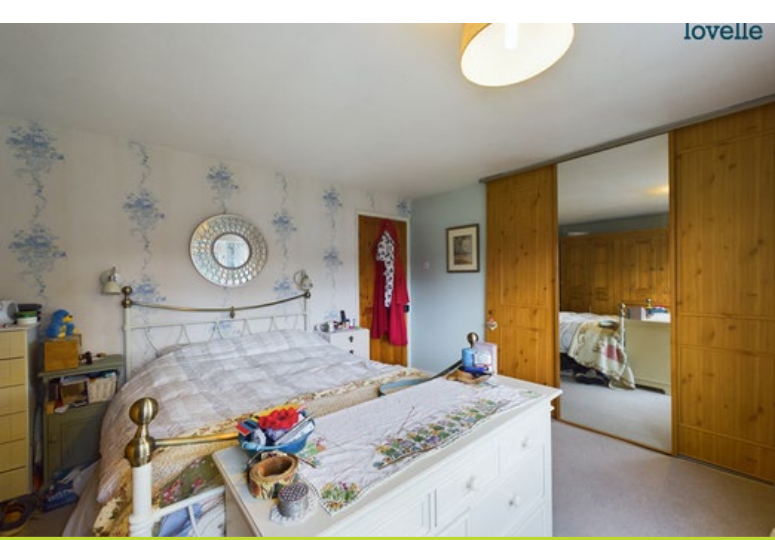
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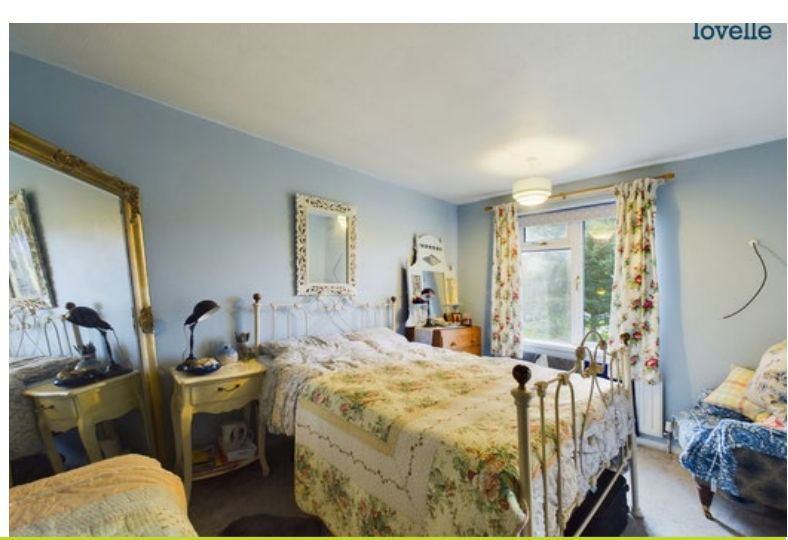
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## Situation

Situated in the charming village of Binbrook which has a wealth of amenities including a good primary school and early years centre, GP surgery, Post office, Village store, Take away, Hairdressers and Village Pub. Binbrook is just 8 miles from the popular market town of Market Rasen, 9 miles from the market town of Louth and 12 miles from Grimsby.

## Entrance Porch

2.06m x 1.93m (6.8ft x 6.3ft)

uPVC entrance door and tiled flooring

## Hallway

2.02m x 1.99m (6.6ft x 6.5ft)

tiled flooring, radiator, stairs to first floor accommodation and double glazed window to front aspect

## Lounge

6.35m x 4.06m (20.8ft x 13.3ft)

double glazed windows to front and rear aspect, 2 radiators, luxury vinyl plank flooring and feature fire place housing log burner

## Kitchen Diner

5.76m x 2.89m (18.9ft x 9.5ft)

a range of fitted wall and base units, space for cooker, stainless steel sink unit, space and plumbing for dishwasher, space for fridge freezer, tiled splash backs, tiled flooring, radiator, double glazed window to rear aspect and skylight

## Utility

3.99m x 1.98m (13.1ft x 6.5ft)

fitted wall and base units, space for fridge freezer, space and plumbing for washing machine, tiled flooring, radiator and double glazed entrance door

## WC / Cloakroom

1.66m x 0.87m (5.4ft x 2.9ft)

low level WC, hand wash basin, tiled flooring and double glazed window to rear aspect

## Landing

2.9m x 3.14m (9.5ft x 10.3ft)

double glazed window to rear aspect, cupboard housing gas boiler and airing cupboard

## Bedroom 1

3.43m x 4.08m (11.3ft x 13.4ft)

double glazed window to front aspect, radiator and fitted wardrobes

## Bedroom 2

3.66m x 3.11m (12ft x 10.2ft)

double glazed window to front aspect and radiator

### Bedroom 3

2.85m x 2.95m (9.4ft x 9.7ft)

double glazed window to rear aspect and radiator

### Bathroom

2.44m x 1.96m (8ft x 6.4ft)

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, splash backs, vinyl flooring, radiator and double glazed window to rear aspect

### Gardens

to the front is a small open plan garden that is mostly laid to lawn, the rear garden is again mostly laid to lawn with paved patio area, planted shrubs and timber shed.

### Garage

situated in a separate block there is a concrete garage with up and over door

### Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

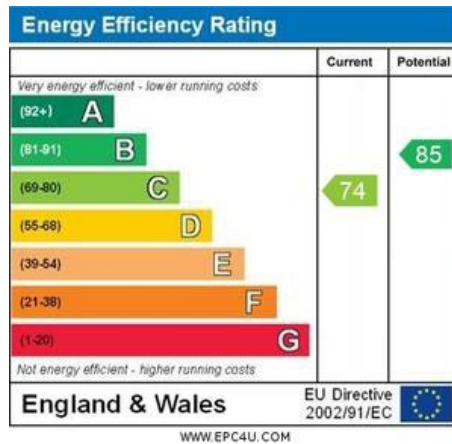
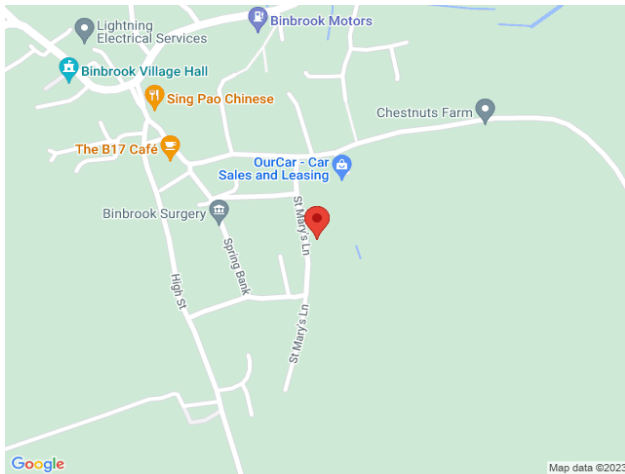
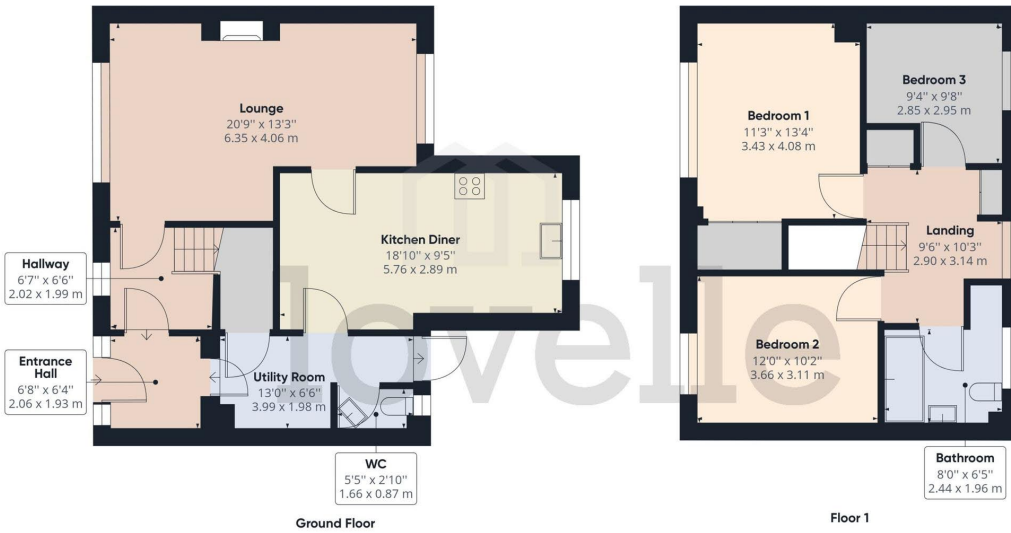
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Approximate total area<sup>(1)</sup>  
1161.20 ft<sup>2</sup>  
107.88 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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