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Mount Pleasant, Binbrook



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£280,000



INVESTMENT OPPORTUNITY. Currently with Sitting Tenant.

Spacious Cottage in Popular Wolds Village Location, Close to local Amenities.

Entrance Porch, Utility, Hall, Kitchen, Dining Room, Lounge, Sitting Room, 3 Bedrooms & Bathroom. Gardens & Parking. VIEWING ADVISED

Key Features

- Detached Cottage
- Wold Village Location
- Currently with Sitting Tenant
- Entrance Porch, Utility
- Hallway, Kitchen,
- Dining Room, Lounge
- EPC rating D
- Tenure: Freehold



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## Situation

Binbrook lies in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. A large area of the village has been designated as a conservation area. The village has a wealth of amenities including, primary school and an Early Years Centre. The village also has its own general practitioner / modern surgery, Post office/village store, hairdressers and a public house.

## Entrance Porch

uPVC entrance door, laminate flooring and double glazed window to side aspect

## Utility Room

double glazed window to side aspect, space and plumbing for washing machine, space for tumble dryer and fitted storage

## Hallway

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

## Kitchen

a range of fitted wall and base units, space for 'Range' style cooker, ceramic sink unit, tiled splash backs, tiled flooring, radiator, double glazed window to rear aspect and uPVC rear entrance door

## Dining Room

double glazed window to rear and side aspect and laminate flooring

## Lounge

double glazed windows to front and side aspect, radiator and feature fire place

## Sitting Room

double glazed windows to side and rear aspect and radiator

## Landing

double glazed window to front aspect and roof void access

## Bedroom 1

double glazed window to side aspect and radiator

## Bedroom 2

double glazed window to side aspect and radiator

## Bedroom 3

double glazed window to side aspect and radiator

## WC

low level WC and vinyl flooring

## Bathroom

panelled bath with mixer shower, pedestal hand wash basin, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

## Gardens

occupying a good sized plot, with generous garden to rear, being mostly laid to lawn with paved patio area and planted shrubs

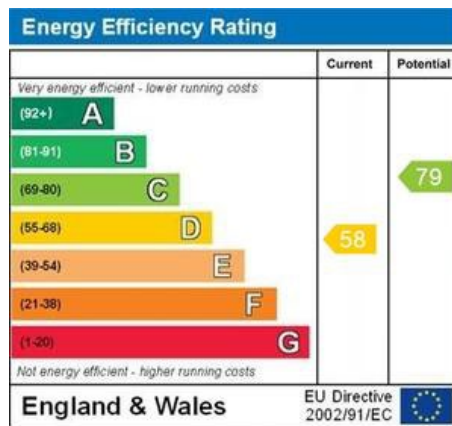
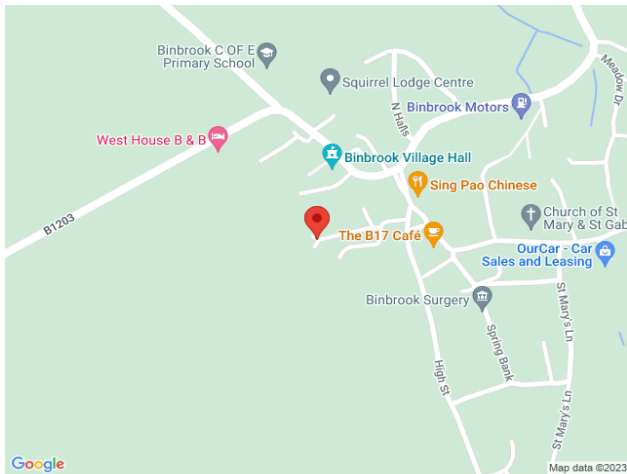
## Driveway

shared driveway with ample off road parking

## Agents Notes

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