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Mount Pleasant, Binbrook



When it comes to
property it must be


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£260,000



Spacious Detached Cottage - Recently Redecorated & NEW CARPETS! in a Sought-After Wolds Village. Close to local amenities, featuring an entrance porch, utility, kitchen, dining room, lounge, sitting room, 3 bedrooms, and bathroom. Beautiful gardens and ample parking. No onward chain—viewing highly recommended!

Key Features

- Detached, Spacious Country Cottage
- Serene Wolds Village Location
- Large Entrance Porch & Hallway
- Utility/Hobby Room
- Kitchen & Separate Dining Room
- Lounge, Sitting Room
- 3 Double Bedrooms & Bathroom
- Private Mature Gardens
- EPC rating D
- Tenure: Freehold



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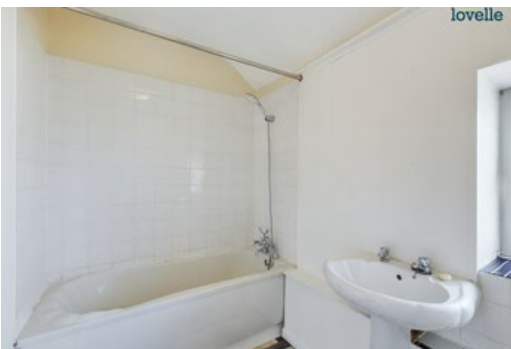
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PRICED TO SELL! PRICED TO SELL!

Spacious, airy and detached, 'Rectory Cottage' is nestled in the heart of the sought after location Binbrook village in the stunning Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The property has undergone an extensive 'refresh' including redecorating and new carpets throughout; making it a blank canvas upon which the new owner can realise its full potential and create their own masterpiece.

There is no onward chain as the current owner is shortly due to emigrate and is looking for a quick sale, hence the fantastic price. Don't miss the opportunity to own this substantial turn key character property with massive potential, first to view will buy!

ALL REASONABLE OFFERS CONSIDERED!

Situation

The charming village of Binbrook, with its designated conservation areas, is rich in history and character, boasting a range of local amenities including a primary school, Early Years Centre, modern GP surgery, post office/village store, public house & hairdresser; all within strolling distance.

Entrance Porch

1.92m x 3.12m (6'4" x 10'2")

Spacious and bright with a uPVC entrance door, laminate flooring, and a side-facing double glazed window.

Utility Room

2.84m x 3.27m (9'4" x 10'8")

Ample space for appliances, with a side aspect double glazed window, storage, and room for both a washing machine and tumble dryer

Hallway

3.64m x 2.62m (11'11" x 8'7")

Welcoming with laminate flooring, a front aspect window, radiator, and stairs leading to the first floor.

Kitchen

3.71m x 2.64m (12'2" x 8'8")

Fitted with a range of wall and base units, a Range-style cooker, and a ceramic sink. Features tiled splash backs, flooring, and access to the rear garden

Dining Room

4.53m x 3.09m (14'11" x 10'1")

Bright and spacious, with double glazed windows to both the rear and side aspects, perfect for family meals or entertaining.

Lounge

3.68m x 3.59m (12'1" x 11'10")

A cozy space with front and side aspect windows, radiator, and a feature fireplace for added charm.

Sitting Room

3.69m x 3.57m (12'1" x 11'8")

Comfortable and versatile with side and rear aspect windows and a radiator.

Landing

3.78m x 0.9m (12'5" x 3'0")

Natural light floods in through the front aspect window, with access to the roof void.

Bedroom 1

3.7m x 3.64m (12'1" x 11'11")

Generously sized, featuring a side aspect window and radiator for added comfort.

Bedroom 2

3.72m x 3.58m (12'2" x 11'8")

A spacious, light-filled room with a side aspect double glazed window and radiator, offering a comfortable retreat.

Bedroom 3

2.74m x 2.72m (9'0" x 8'11")

Cozy and well-proportioned, featuring a side aspect window and radiator, perfect as a guest room or home office.

WC

0.91m x 1.78m (3'0" x 5'10")

Conveniently located with a low-level WC and easy-to-clean vinyl flooring.

Bathroom

2.64m x 1.72m (8'8" x 5'7")

Bright and functional, featuring a panelled bath with a mixer shower, pedestal hand wash basin, tiled splashbacks, vinyl flooring, and a side aspect window.

Gardens

Set on a generous plot, the rear garden is mostly laid to lawn with a paved patio area and mature shrubs, offering plenty of space for outdoor relaxation and entertaining.

Driveway

A shared driveway provides ample off-road parking for multiple vehicles.

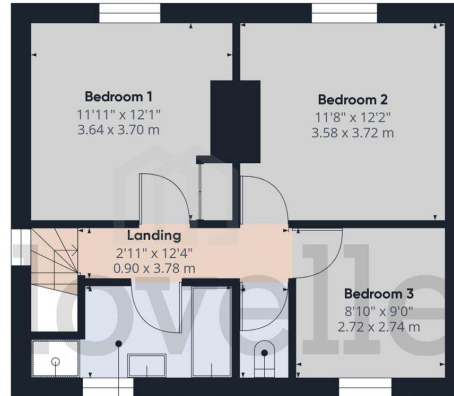
Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1220.52 ft²
113.39 m²

Reduced headroom

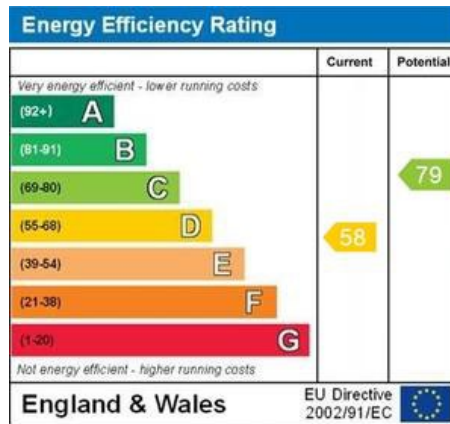
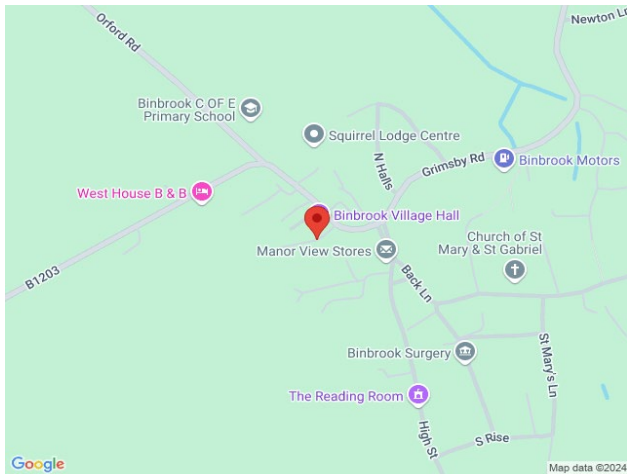
6.03 ft²
0.56 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



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