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Manor Drive, Binbrook



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£295,000

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  3

DECEPTIVELY SPACIOUS, NESTLING IN LINCOLNSHIRE WOLDS VILLAGE We are delighted to offer for sale this DETACHED house which offers deceptively spacious accommodation. The property is WELL PRESENTED and also benefits from front and rear gardens, driveway and garage. VIEWING ADVISED

Key Features

- Detached Family Home
- Spacious Accommodation
- Lincolnshire Wolds Village
- Well Presented Throughout
- Entrance Hall, Living Room, Dining Room
- Kitchen, Conservatory
- EPC rating D
- Tenure: Freehold





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 Hall

4.48m x 2.02m (14'8" x 6'7")

uPVC front entrance door, radiator, laminate flooring and stairs to first floor with storage under

Living Room

4.29m x 4.41m (14'1" x 14'6")

double glazed bow window to front aspect, 2 radiators, laminate flooring and feature fire place

Dining Room

3.96m x 3.16m (13'0" x 10'5")

double glazed double doors, laminate flooring and radiator

Conservatory

3.55m x 3.15m (11'7" x 10'4")

double glazed double doors to rear and radiator

Kitchen

3.94m x 3.24m (12'11" x 10'7")

a range of fitted wall and base units, space and plumbing for dishwasher, electric oven, 4 ring gas hob, sink unit, space for fridge freezer, tiled flooring and double glazed window to rear aspect

Hallway

1.27m x 1.24m (4'2" x 4'1")

uPVC front entrance door and tiled flooring

WC / Cloakroom

1.90m x 1.11m (6'2" x 3'7")

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

Landing

1.83m x 2.21m (6'0" x 7'4")

double glazed window to side aspect

Bedroom 1

3.72m x 2.92m (12'2" x 9'7")

double glazed window to front aspect, radiator, a range of fitted wardrobes and roof void access

Bedroom 2

3.37m x 3.18m (11'1" x 10'5")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 3

2.71m x 2.92m (8'11" x 9'7")

double glazed window to front aspect, radiator and vinyl flooring

Shower Room

2.40m x 3.23m (7'11" x 10'7")

3 piece suite comprising, low level WC, vanity hand wash basin, walk in shower cubicle, tiled splash backs, tiled flooring, airing cupboard, radiator and double glazed window to rear aspect

Gardens

The property occupies a good sized plot and has well presented landscaped gardens to the front side and rear. The front garden is open plan with a lawned area, borders with flower beds and various plants and shrubs. The rear garden is mostly laid to lawn, with 2 paved patio areas and is well stocked with various flower beds, plants and shrubs.

Garage

5.53m x 2.97m (18'1" x 9'8")

electric roller door, power, lighting, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, fitted storage, double glazed window to rear aspect and side entrance door

Driveway

The property benefits from a generous driveway to the front of the property providing ample off road parking.

Agents Notes

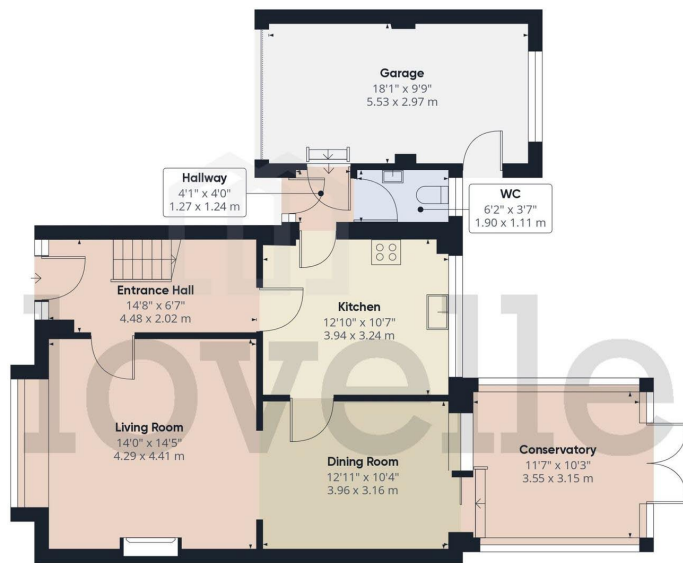
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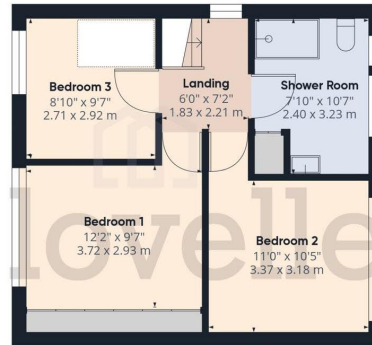
Approximate total area⁽¹⁾
1408.42 ft²
130.85 m²

(1) Excluding balconies and terraces

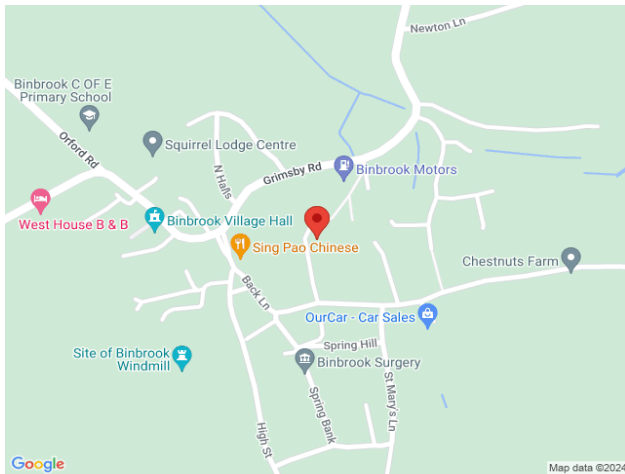
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.




Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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