

Buy. Sell. Rent. Let.

lovelle



Manor Drive, Binbrook



3



1



3

When it comes to  
property it must b

  
lovelle





£289,500



**\*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

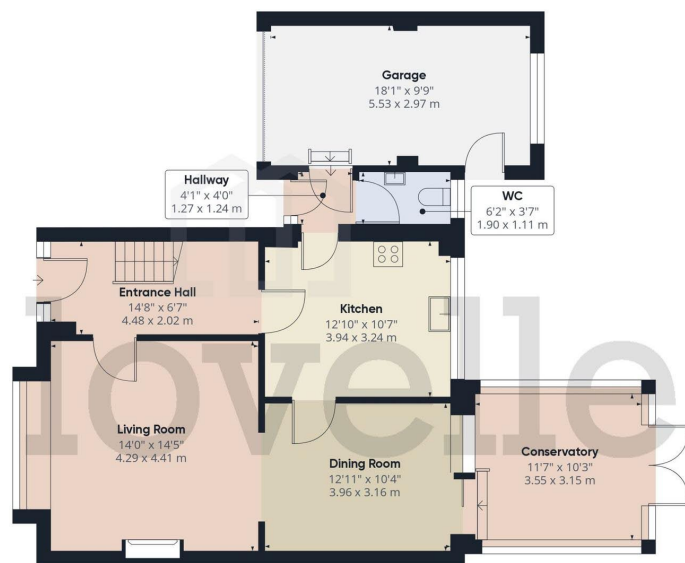
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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.

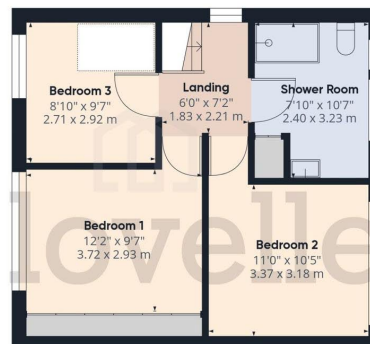
Approximate total area<sup>®</sup>  
1408.42 ft<sup>2</sup>  
130.85 m<sup>2</sup>

(1) Excluding balconies and terraces

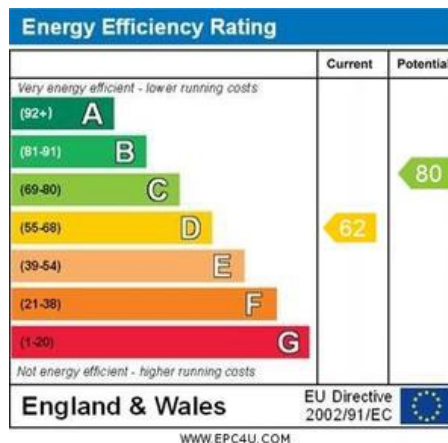
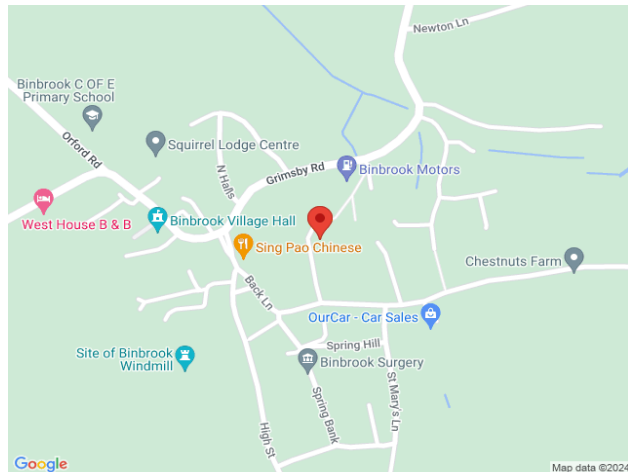
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Ground Floor



Floor 1



When it comes to **property**  
it must be



01673 844069

marketrasen@lovelle.co.uk