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Louth Road, Binbrook



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£385,000



MUCH MORE THAN MEETS THE EYE! This Spacious Detached bungalow, offer flexible and well presented accommodation with Large Gardens! Comprising Entrance Hall, Lounge, Kitchen, Dining Room, Garden Room, Utility, Store, 4 bedrooms, ensuite & bathroom. With Landscaped Gardens & Driveway. VIEWING ADVISED TO FULLY

Key Features

- Spacious Detached Bungalow
- Well Presented Throughout
- Porch, Entrance Hall, Lounge
- Kitchen, Dining Room, Garden Room
- Utility Room, Store Room
- 4 Bedrooms, Ensuite, Shower Room
- EPC rating TBC
- 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.

Porch

0.74m x 1.43m (2'5" x 4'8")

uPVC French doors and tiled flooring

Entrance Hall

1.71m x 2.81m (5'7" x 9'2")

uPVC entrance door with adjoining side screen, 2 radiators and roof void access

Lounge

3.66m x 5.47m (12'0" x 17'11")

double glazed windows to front and side aspect, 2 radiators

Kitchen

2.59m x 4.28m (8'6" x 14'0")

a range of fitted wall and base units, space for under counter fridge, space for under counter freezer, sink unit, space for cooker, tiled splash backs, heated towel rail, vinyl flooring, double glazed window to side aspect and uPVC side entrance door

Dining Room

3.06m x 3.33m (10'0" x 10'11")

radiator

Garden Room

3.07m x 5.71m (10'1" x 18'8")

tiled flooring, under floor heating and uPVC French doors to rear aspect

Utility Room

2.46m x 2.52m (8'1" x 8'4")

a range of fitted wall and base units, sink unit, space and plumbing for washing machine, space for fridge freezer, space for tumble dryer, tiled flooring and double glazed window to side aspect

Store Room

2.19m x 2.58m (7'2" x 8'6")

uPVC front entrance door and double glazed window to front aspect

Bedroom 1

4.49m x 4.53m (14'8" x 14'11")

double glazed windows to rear and side aspects and 2 radiator

Ensuite

2.77m x 1.15m (9'1" x 3'10")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

Bedroom 2

3.07m x 3.42m (10'1" x 11'2")

double glazed window to side aspect and radiator

Bedroom 3

3.33m x 3.24m (10'11" x 10'7")

double glazed window to side aspect and radiator

Bedroom 4

2.36m x 2.89m (7'8" x 9'6")

double glazed window to front aspect, radiator and fitted storage with wall mounted boiler

Shower Room

3.44m x 2.07m (11'4" x 6'10")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, splash backs, vinyl flooring, heated towel rail and double glazed window to rear aspect

Gardens

occupying a generous plot with landscaped gardens to both front and rear aspects. The front gardens is mostly laid to gravel with planted shrubs, trees and plants. The rear garden is mostly laid to lawn with paved patio seating area, planted borders with mature shrubs, vegetable plot and a range of outbuildings with sheds and summerhouse





Driveway

resin driveway with turning circle providing ample off road parking for a number of vehicles

Agents Notes

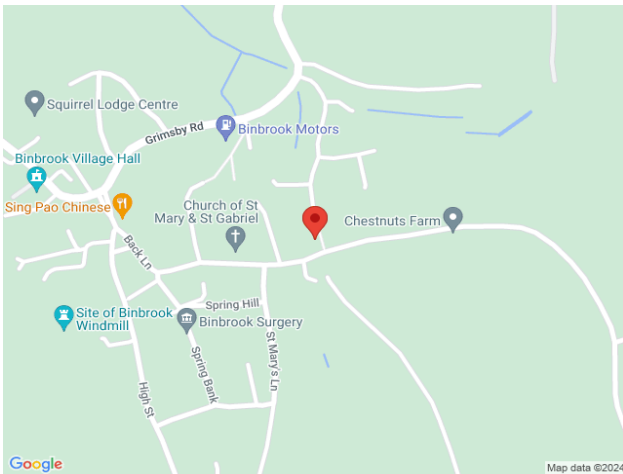
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Approximate total area⁽¹⁾
 1548.11 ft²
 143.82 m²

(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.



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