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Manor Drive, Binbrook



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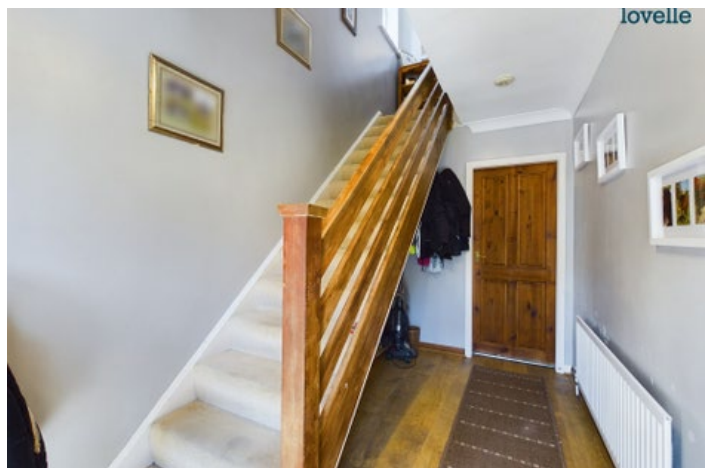
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£260,000



DETACHED HOUSE IN LINCOLNSHIRE WOLDS VILLAGE We are delighted to offer for sale this spacious family home which offers spacious accommodation throughout. With Gardens front and rear, driveway and garage. **VIEWING ADVISED**

Key Features

- Detached House
- Wolds Village Location
- Close to Local Amenities
- Entrance Hall, Lounge
- Kitchen Dining Room
- 3 Bedrooms & Bathroom
- EPC rating D
- Tenure: Freehold



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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

2.07m x 3.86m (6'10" x 12'8")

uPVC front entrance door, adjoining side screen, radiator, laminate flooring and stairs to first floor accommodation

Lounge

4.45m x 4.29m (14'7" x 14'1")

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

Kitchen Diner

6.56m x 3.98m (21'6" x 13'1")

a range of fitted wall and base units, central island, space for Range style cooker, stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, integrated dishwasher, tiled splash backs, tiled flooring, radiator, uPVC French doors to rear aspect, uPVC side entrance door and double glazed window to rear aspect

Landing

2.20m x 1.90m (7'2" x 6'2")

double glazed window to side aspect

Bedroom 1

3.60m x 3.66m (11'10" x 12'0")

double glazed window to front aspect, radiator and roof void access

Bedroom 2

3.13m x 3.35m (10'4" x 11'0")

double glazed window to rear aspect and radiator

Bedroom 3

2.94m x 2.67m (9'7" x 8'10")

double glazed window to front aspect and radiator

Bathroom

3.31m x 2.46m (10'11" x 8'1")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with mixer shower, tiled splash backs, vinyl flooring, radiator, storage cupboard and double glazed window to rear aspect

Gardens

occupying a good sized plot with gardens front and rear, being mostly laid to lawn with planted shrubs and a raised decking

Garage

3.01m x 3.65m (9'11" x 12'0")

up and over door, power, lighting, window to side aspect and store room

Driveway

extensive driveway providing ample off road parking for a number vehicles

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.

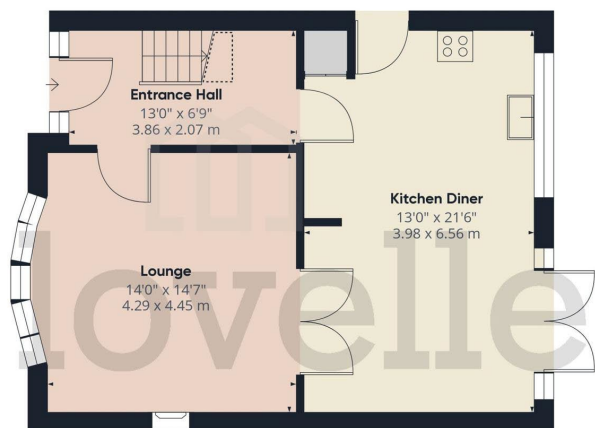
Approximate total area¹⁾
1238.82 ft²
115.09 m²

Reduced headroom
13.45 ft²
1.25 m²

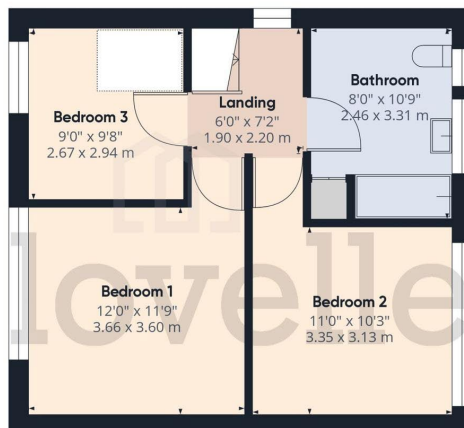
(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

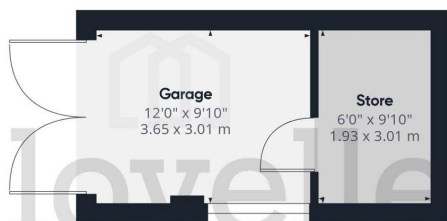
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



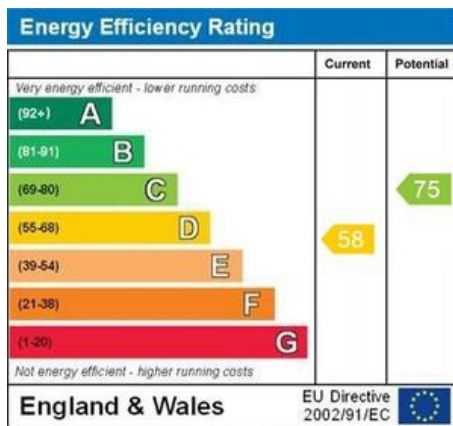
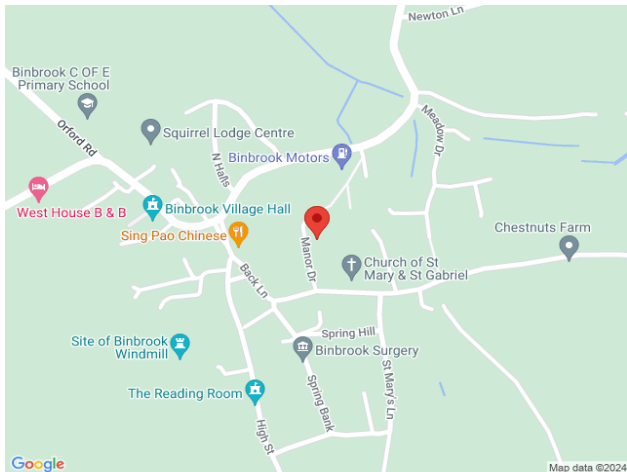
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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