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Southfields, Binbrook



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£257,500



IMMACULATELY PRESENTED DETACHED BUNGALOW. This spacious bungalow situated in the popular Wolds Village of Binbrook comprising entrance hall, lounge diner, kitchen, 3 bedrooms, ensuite WC, shower room. LANDSCAPED GARDENS, Garage, Driveway & Additional Parking. VIEWING ADVISED TO FULLY APPRECIATE - NO ONWARD CHAIN

Key Features

- Detached Bungalow
- Wolds Village Location
- Immaculately Presented
- Spacious Accommodation
- Entrance Hall, Lounge Diner, Kitchen
- 3 Bedrooms, Ensuite WC, Shower Room
- EPC rating D
- Tenure: Freehold



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The Vendor has also recently upgraded the central heating system in the bungalow.

### 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

uPVC side entrance door, radiator, roof void access and airing cupboard housing hot water cylinder

### Lounge Diner

7.01m x 3.33m (23'0" x 10'11")

2 double glazed windows to front aspect, double glazed window to side aspect, 2 radiator and feature fire place with electric fire inset

### Kitchen

3.02m x 3.16m (9'11" x 10'5")

a range of fitted wall and base units, integrated Bosch fridge freezer, Neff 'Slide & Hide' electric oven, integrated Neff microwave, 4 ring Neff induction hob, stainless steel sink unit, integrated Neff washing machine, splash backs, laminate flooring, double glazed window to side aspect and uPVC side entrance door

### Bedroom 1

2.77m x 4.02m (9'1" x 13'2")

double glazed window to rear aspect, radiator and fitted wardrobes

### Bedroom 2

2.69m x 2.9m (8'10" x 9'6")

double glazed window to rear aspect, radiator and fitted wardrobes

### Ensuite WC

0.83m x 1.53m (2'8" x 5'0")

low level WC, vanity hand wash basin, heated towel rail, tiled splash backs and laminate flooring

### Bedroom 3

2.8m x 2.85m (9'2" x 9'5")

double glazed window to side aspect, radiator and fitted wardrobes

## Shower Room

2.34m x 2.04m (7'8" x 6'8")

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

## Gardens

occupying a generous plot with gardens to front and rear. The front garden is mostly laid to lawn with planted shrubs. The rear garden is again mostly laid to lawn with paved patio area, mature raised flower beds, elevated seating area and summerhouse.

## Garage

3.51m x 5.1m (11'6" x 16'8")

electric roller door, power, lighting, roof void access, double glazed window to rear aspect and UPVC entrance door

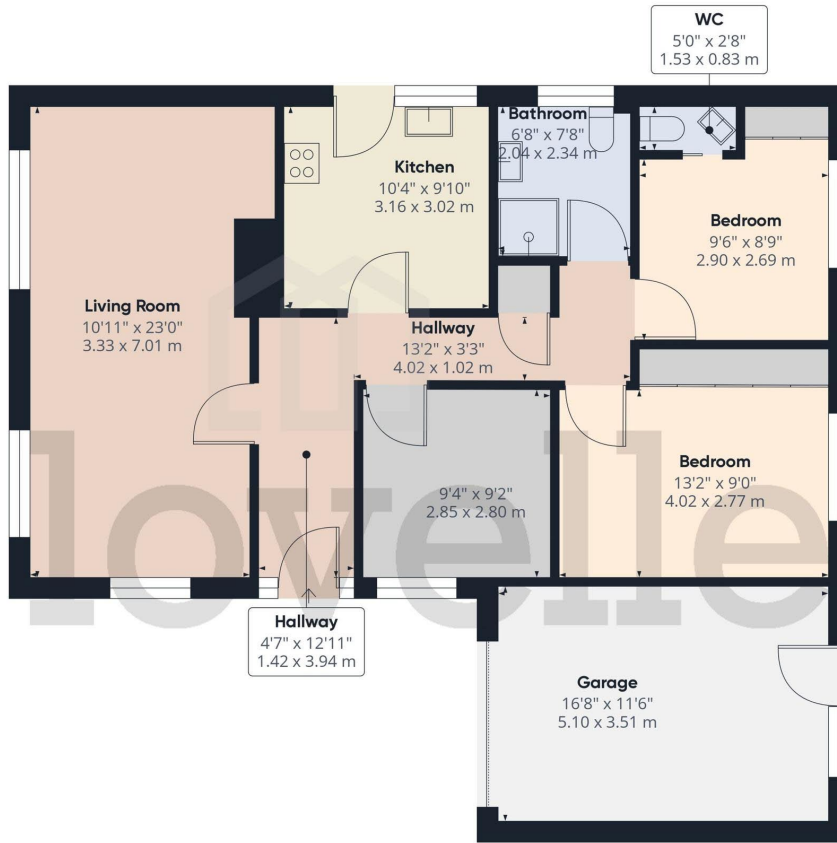
## Driveway

extensive driveway providing ample off road parking for a number of vehicles as well as an extra area of hardstanding for extra parking

## Agents Notes

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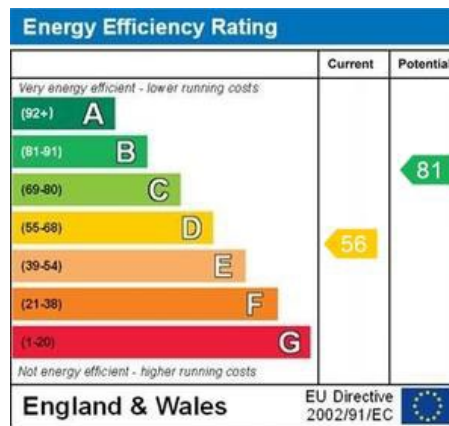
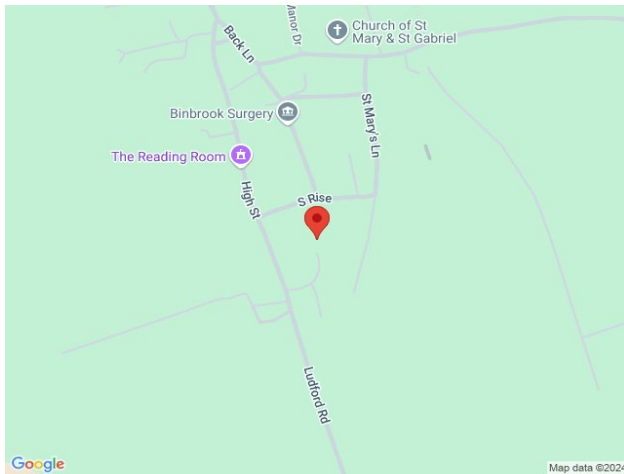
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Approximate total area<sup>(1)</sup>  
1054.76 ft<sup>2</sup>  
97.99 m<sup>2</sup>

(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. Calculations are based on RICS IPMS 3C standard.



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