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South Rise , Binbrook



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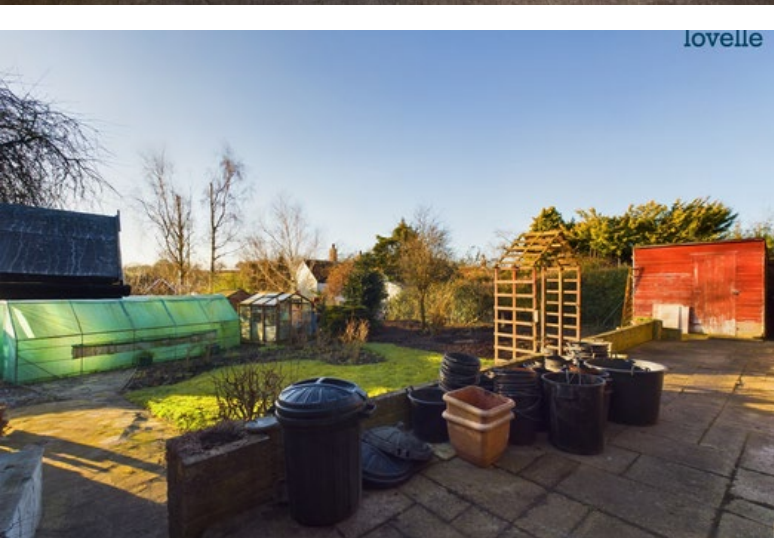
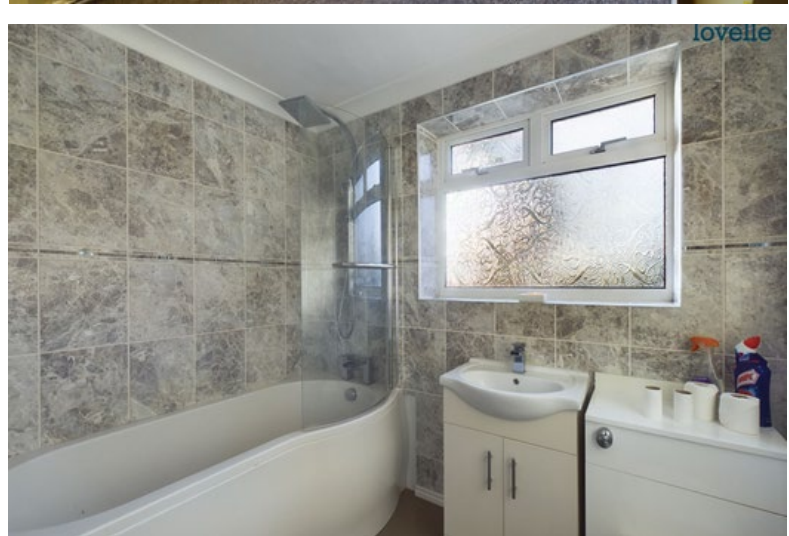
£200,000



SPACIOUS DETACHED BUNGALOW IN LINCOLNSHIRE WOLDS VILLAGE LOCATION.  
Briefly Comprising porch, entrance hall, lounge, kitchen diner, 3 bedrooms & shower room.  
Position on a generous plot with gardens front & rear, extensive driveway and garage.  
NO ONWARD CHAIN

#### Key Features

- Detached Bungalow
- Popular Wolds Village Location
- Spacious Accommodation
- Porch, Entrance Hall
- Lounge, Kitchen Diner
- 3 Bedrooms, Bathroom
- 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.

## Porch

1.37m x 2.27m (4'6" x 7'5")

uPVC entrance door, tiled flooring, storage cupboard and double glazed window to side aspect

## Entrance Hall

1.63m x 3.34m (5'4" x 11'0")

laminate flooring, radiator, roof void access and cupboard housing wall mounted gas boiler

## Lounge

3.36m x 5.2m (11'0" x 17'1")

double glazed bow window to front aspect, double glazed window to side aspect, 2 radiators and laminate flooring

## Kitchen Diner

5.3m x 3.2m (17'5" x 10'6")

a range of fitted wall and base units, space for cooker, stainless steel sink unit, space and plumbing for washing machine, tiled splash backs, tiled flooring, radiator, 2 double glazed windows to rear aspect and uPVC rear entrance door

## Bedroom 1

3.32m x 3.42m (10'11" x 11'2")

double glazed window to rear aspect and radiator

## Bedroom 2

3.29m x 3.76m (10'10" x 12'4")

double glazed window to front aspect and radiator

## Bedroom 3

2.6m x 2.68m (8'6" x 8'10")

double glazed window to front aspect, fitted storage and radiator

## Bathroom

2.4m x 2.12m (7'11" x 7'0")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, fully tiled splash backs, tiled flooring, fitted storage, radiator, heated towel rail and double glazed window to rear aspect

## Gardens

occupying a generous plot with gardens front and rear. The front garden is mostly laid to lawn with planted shrubs and trees. The rear garden is again mostly laid to lawn, with planted borders, paved patio area and a range of outbuildings

## Garage

2.47m x 5.98m (8'1" x 19'7")

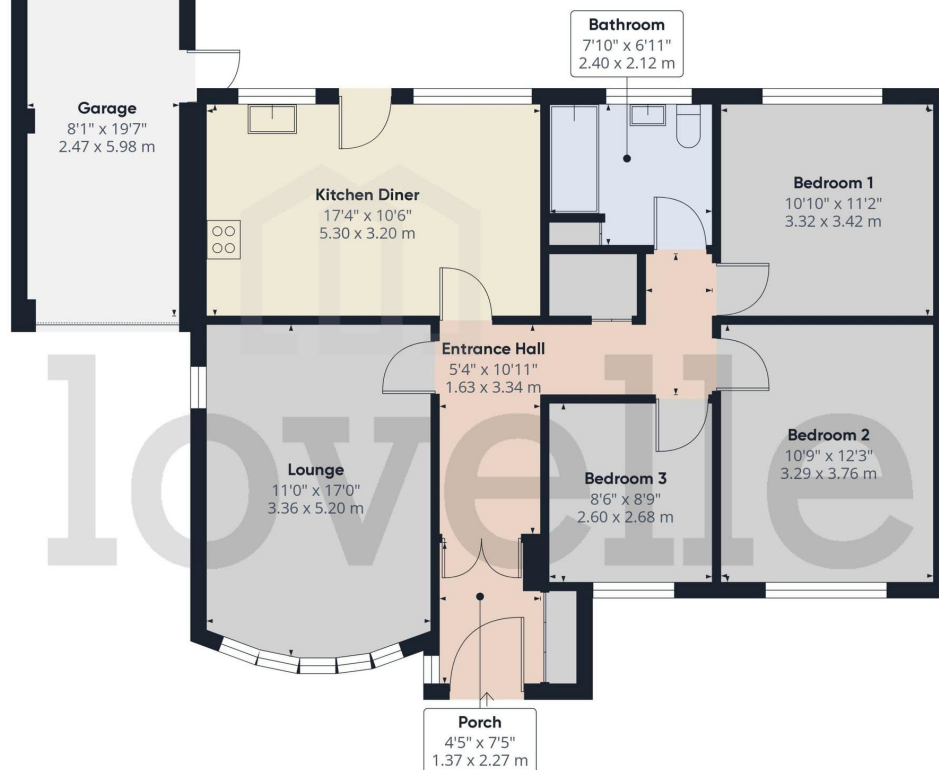
up and over door, power, lighting, double glazed window to rear aspect and uPVC side entrance door

## Driveway

extensive off street parking for a number of vehicles with turning circle

## Agents Notes

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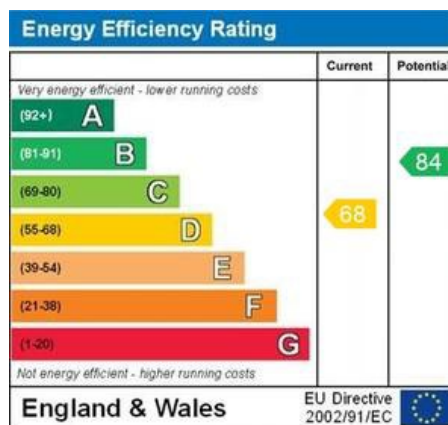
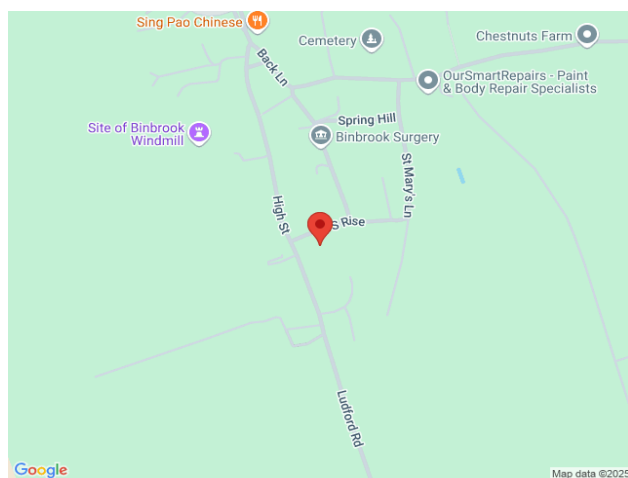


**Approximate total area<sup>(1)</sup>**  
1080.39 ft<sup>2</sup>  
100.37 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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