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Kirmond Road, Binbrook



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£175,000



WELL PRESENTED 3 BEDROOM END TERRACE IN WOLDS VILLAGE LOCATION.
Spacious accommodation comprising entrance hall, lounge, dining room, kitchen, 3 bedrooms and bathroom. Generous Gardens & Allocated Parking.
NO ONWARD CHAIN

Key Features

- Modern End Terraced House
- Popular Wolds Village Location
- Spacious Accommodation
- Entrance Hall, Kitchen
- Lounge & Dining Room
- 3 Bedrooms & Bathroom
- EPC rating TBC
- Tenure: Freehold



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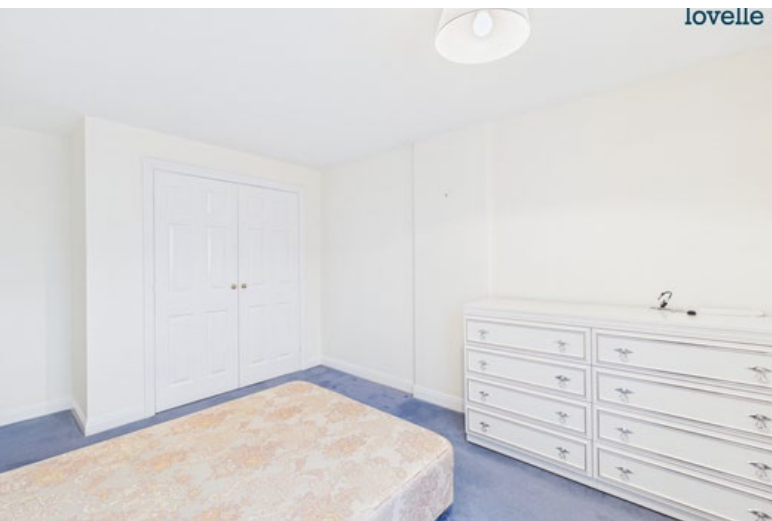
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Situation

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

2.98m x 2.85m (9'10" x 9'5")

uPVC entrance door, radiator, vinyl flooring and stairs to first floor accommodation

Lounge & Dining Room

6.89m x 3.9m (22'7" x 12'10")

double glazed windows to front & rear aspects, 2 radiators, double glazed rear entrance door and feature fire place

Kitchen

3.79m x 2.82m (12'5" x 9'4")

a range of fitted wall and base units, space for under counter fridge, electric oven, 4 ring hob, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel sink unit, wall mounted gas boiler, tiled splash backs, vinyl flooring, radiator, double glazed window to rear aspect and double glazed entrance door

Landing

1.06m x 3.73m (3'6" x 12'2")

roof void access and radiator

Bedroom 1

3.68m x 2.98m (12'1" x 9'10")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 2

2.41m x 3.98m (7'11" x 13'1")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 3

3.23m x 2.48m (10'7" x 8'1")

double glazed window to front aspect and radiator

Bathroom

2.42m x 2.13m (7'11" x 7'0")

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

Gardens

occupying a good sized plot with gardens front and rear, being mostly laid to lawn with paved patio area, raised decking area, gravelled borders with a range of sheds

Parking

the property benefits from allocated parking to the rear of the property, as well as an extra gravelled space to the side of the property

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[®]

945.71 ft²
87.86 m²

Reduced headroom

11.28 ft²
1.05 m²

(1) Excluding balconies and terraces

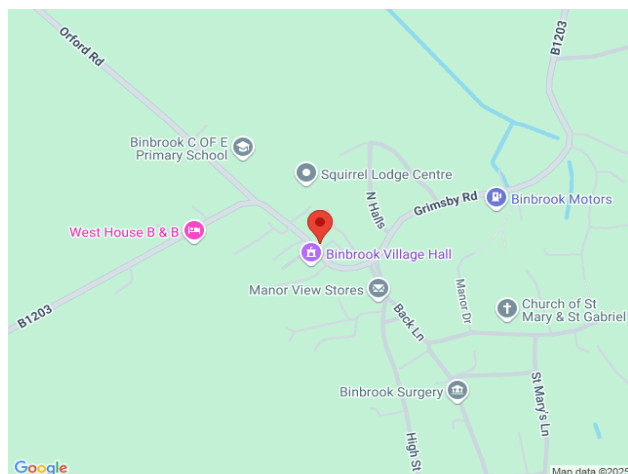
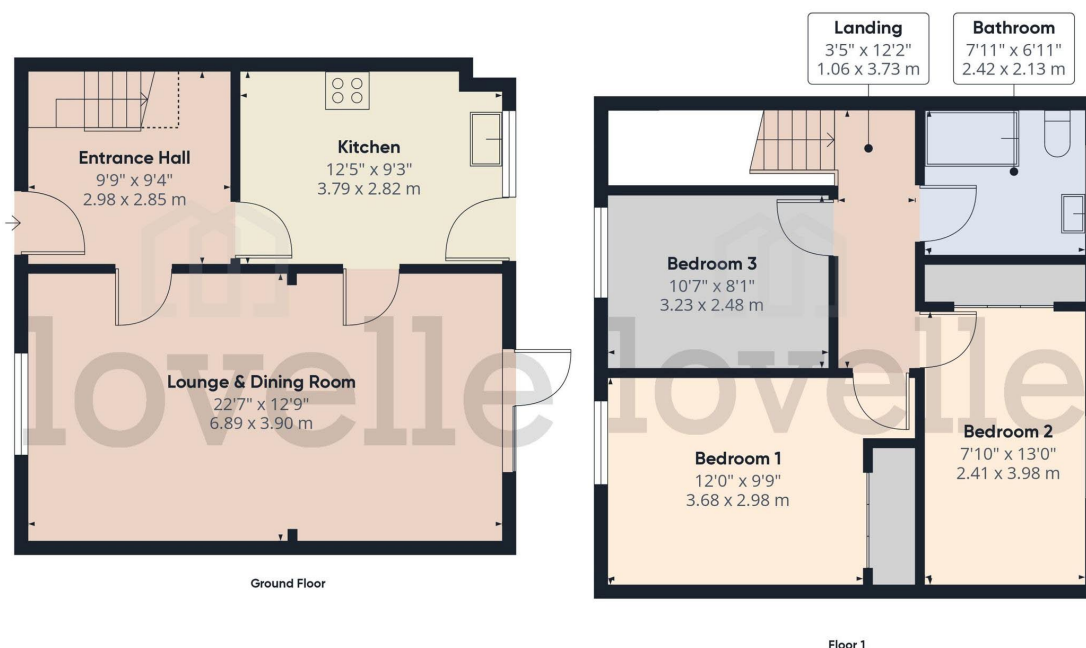
Reduced headroom

Below 5 ft/1.5 m

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.

APPROXIMATE



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