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Kirmond Road, Binbrook

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When it comes to
property it must b

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£325,000



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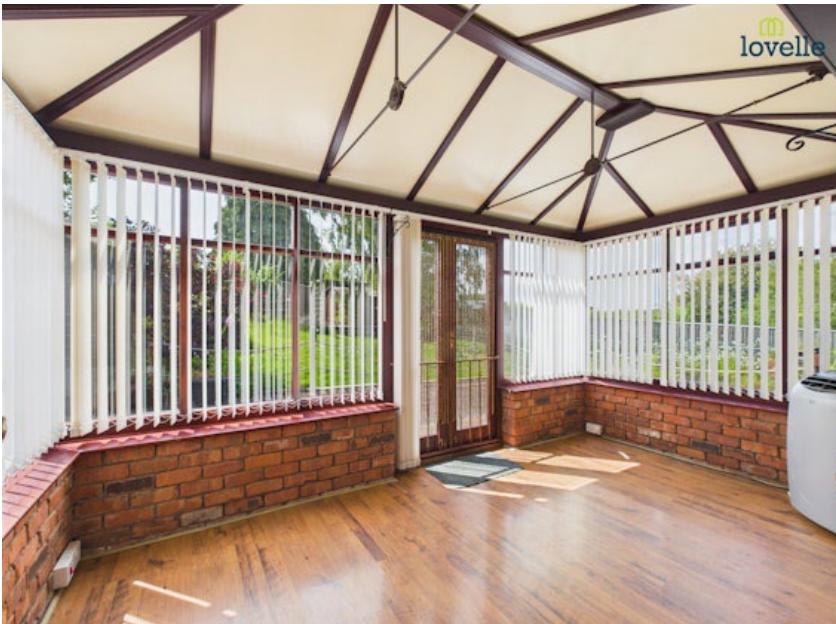


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DETACHED DORMER BUNGALOW IN WOLDS VILLAGE LOCATION. Spacious, flexible and well presented accommodation comprising entrance hall, lounge, kitchen diner, utility, office, dining room, 4/5 bedrooms & shower room. GENEROUS GARDENS, OUTBUILDINGS & Business potential. Gated Driveway & Carport - NO ONWARD CHAIN

Key Features

- Detached Dormer Bungalow
- Private Location - Wolds Village
- Spacious & Well Presented
- Flexible Accommodation
- Private Mature Gardens
- Range of Outbuildings - Business Potential
- 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.

Entrance Hall

4.76m x 1.52m (15'7" x 5'0")

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

Lounge

3.63m x 5.61m (11'11" x 18'5")

double glazed bay window to side aspect, radiator, laminate flooring and feature fire place with multi fuel burner

Sun Room

2.49m x 4.2m (8'2" x 13'10")

brick built base, radiator, laminate flooring, air conditioning unit and double glazed double doors

Kitchen Diner

3.07m x 7.34m (10'1" x 24'1")

a range of fitted wall and base units, fridge freezer, space and plumbing for dishwasher, butler sink, rangemaster cooker, tiled splash backs, tiled flooring, radiator and double glazed windows to side and rear aspect

Utility Room

2.45m x 3.77m (8'0" x 12'5")

a range of fitted wall and base units, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, tiled splash backs, tiled flooring, radiator, double glazed window to side aspect and uPVC entrance door

Office

2.39m x 5.19m (7'10" x 17'0")

double glazed window to front aspect, radiator, laminate flooring and oil boiler

WC/ Cloakroom

2.23m x 0.97m (7'4" x 3'2")

low level WC, hand wash basin, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect

Shower Room

2.16m x 2.45m (7'1" x 8'0")

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

Bedroom 1

3.32m x 4.12m (10'11" x 13'6")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 2

3.38m x 4.28m (11'1" x 14'0")

double glazed windows to front and side aspects, radiator and feature fire place

Dining Room

3.35m x 3.24m (11'0" x 10'7")

double glazed window to side aspect, radiator, laminate flooring and feature fire place (could be used as an additional bedroom)

Landing

1.62m x 0.97m (5'4" x 3'2")

'Velux' style window to rear aspect

Bedroom 3

3.15m x 6.32m (10'4" x 20'8")

2 x 'Velux' style windows to rear aspect and 2 radiators

Bedroom 4

3.17m x 4.33m (10'5" x 14'2")

2 x 'Velux' style windows to rear aspect, 2 radiators and access to eaves

Gardens

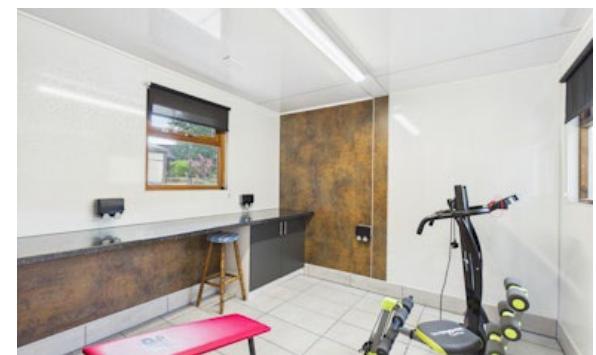
occupying a generous plot with well maintained mature gardens, being mostly laid to lawn with decking, timber out buildings and wildlife pond.

Pool House

5.4m x 7.49m (17'8" x 24'7")

previously used as a canine hydrotherapy centre, its versatility allows for various conversion options, such as a home gym or hobby space. With lots of potential, it could be converted into an annex. And with the pool that's already there, it could become a private swimming pool, featuring swim jets that are adjustable to meet individual needs. The outbuilding further benefits from a small gym room and plant room for the pool operation.





Carport & Store Room

5.95m x 5.85m (19'6" x 19'2")

2 bay carport providing ample off road parking with generous store room above, ideal for conversion into further living accommodation (stp) or an additional office space.

Driveway

gated gravel driveway providing ample off road parking for a number of vehicles.

Agents Notes

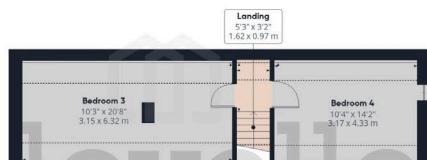
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Ground Floor Building 1

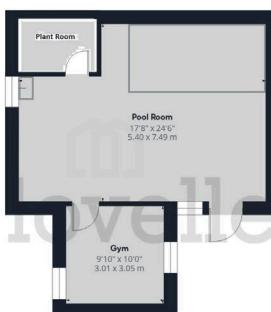


Floor 1 Building 1



Ground Floor Building 2

Floor 1 Building 2



Ground Floor Building 2

Approximate total area⁽¹⁾

3042 ft²
282.6 m²

Reduced headroom
343 ft²
31.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-81)	B	
(69-80)	C	
(56-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		

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