

Buy. Sell. Rent. Let.



High Street, Binbrook



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When it comes to
property it must b


lovelle



£200,000

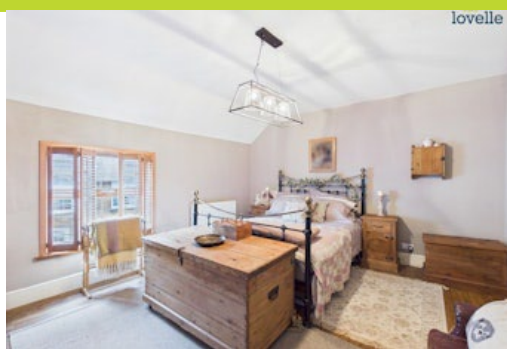


STUNNING END TERRACE COUNTRY COTTAGE. In popular Lincolnshire Wolds village, this property is immaculately presented throughout offering spacious accommodation. Comprising entrance hall, utility, kitchen, dining room, lounge, 3 bedrooms and shower room. COTTAGE COURTYARD GARDEN & DRIVEWAY

Key Features

- Charming Cottage in Wolds Village
- Immaculately Presented Throughout
- Spacious Accommodation
- Entrance Hall, Lounge, Utility
- Open Plan Kitchen & Dining Room
- 3 Bedrooms & Shower Room
- EPC rating TBC
- Tenure: Freehold





Situation

Binbrook lies in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. A large area of the village has been designated as a conservation area. The village has a wealth of amenities including, primary school and an Early Years Centre. The village also has its own general practitioner / modern surgery, Post office/village store, hairdressers and a public house

Entrance Hall

2.07m x 1.39m (6'10" x 4'7")

double glazed entrance door, radiator, tiled flooring and double glazed window to side aspect

Kitchen

2.15m x 9.23m (7'1" x 30'4")

a range of fitted wall and base units, space for cooker, butler sink, space for fridge freezer, tiled splash backs, tiled flooring, stairs to first floor accommodation and double glazed window to rear aspect with fitted shutters

Dining Room

4.06m x 4.53m (13'4" x 14'11")

double glazed window to front aspect, fitted shutters, radiator, karndean flooring and feature fire place with inset log burner

Utility

2.02m x 2.53m (6'7" x 8'4")

a range of fitted wall and base units, butler sink, space and plumbing for washing machine, tiled splash backs, tiled flooring and radiator

Lounge

3.99m x 4.53m (13'1" x 14'11")

double glazed window to front aspect with fitted shutters, radiator, karndean flooring and feature fire place with inset log burner

Landing

0.79m x 4.78m (2'7" x 15'8")

karndean flooring and roof void access

Bedroom 1

4.05m x 4.39m (13'4" x 14'5")

double glazed window to front aspect with fitted shutters, karndean flooring, radiator and feature fireplace

Bedroom 2

4.06m x 4.51m (13'4" x 14'10")

double glazed window to front aspect with fitted shutters, karndean flooring, radiator and feature fireplace

Bedroom 3

2.18m x 3.59m (7'2" x 11'10")

double glazed window to rear aspect with fitted shutters, radiator and karndean flooring

Shower Room

1.39m x 3.01m (4'7" x 9'11")

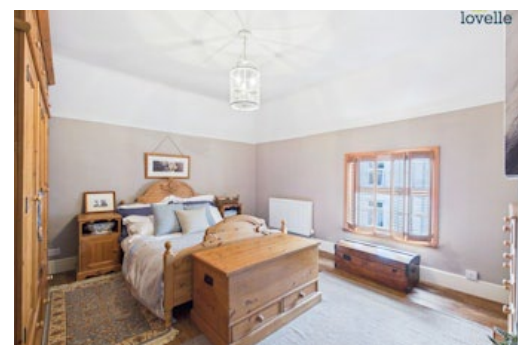
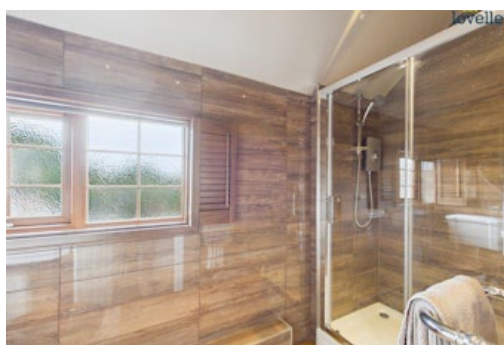
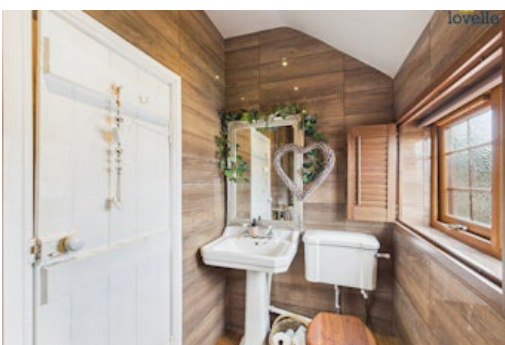
3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, fully tiled splash backs, karndean flooring, heated towel rail and double glazed window to rear aspect with fitted shutters

Garden

enclosed cottage style courtyard with planted shrubs

Driveway

extensive driveway to the side of the property providing ample off road parking

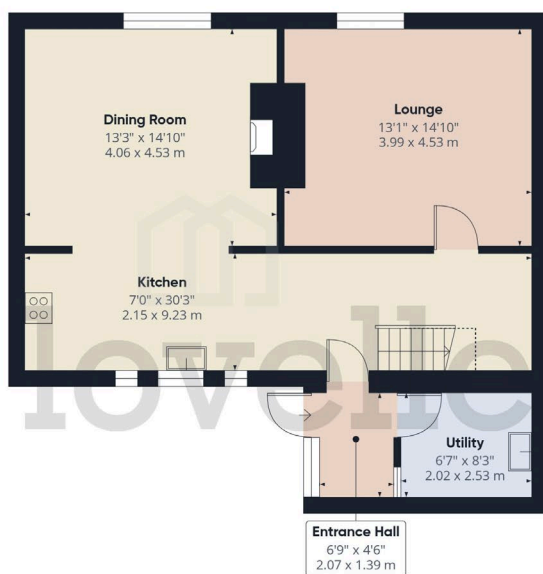




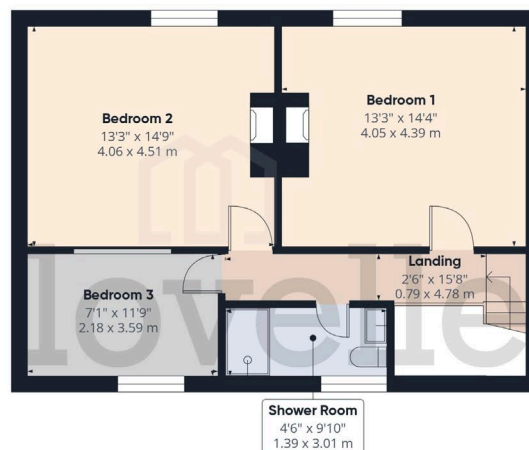
Agents Notes

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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.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1226 ft²
114 m²

Reduced headroom

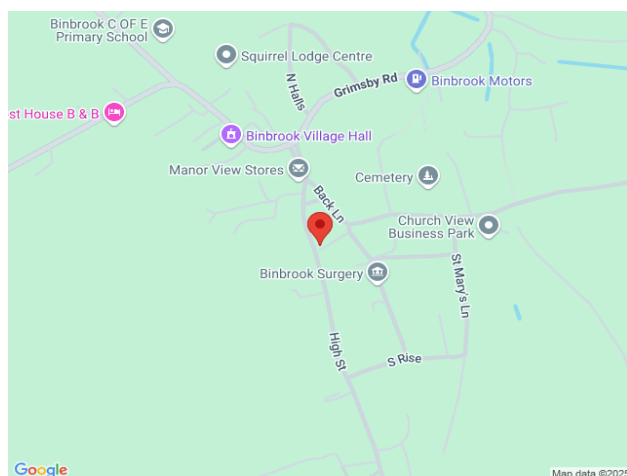
11 ft²
1 m²

(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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