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Grimsby Road, Binbrook



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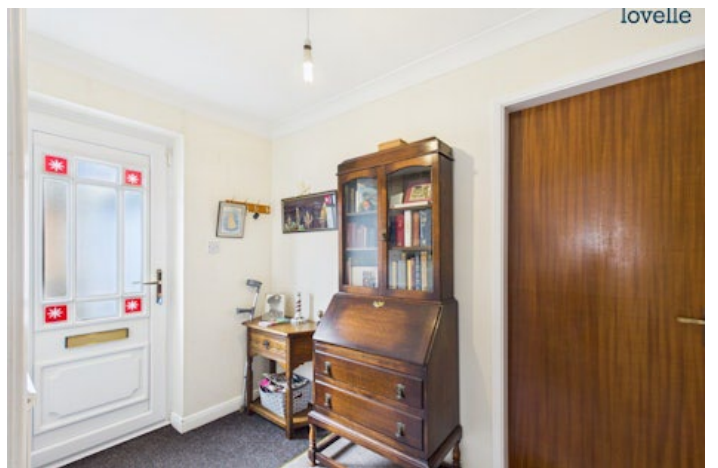
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£260,000

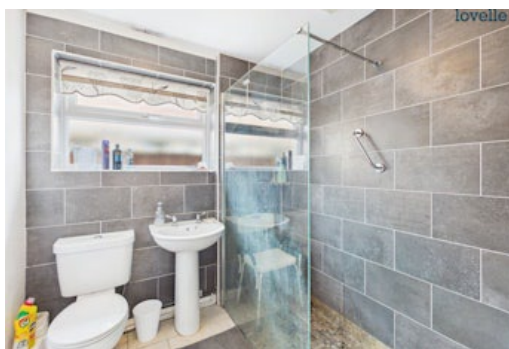
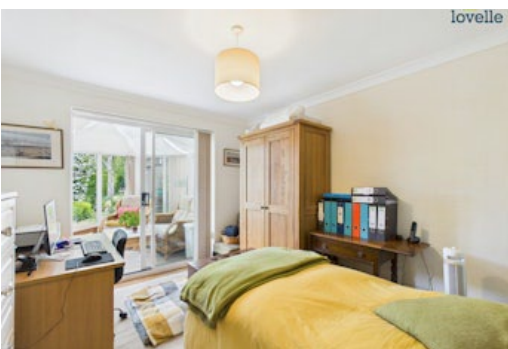


**\*CHARMING BUNGALOW IN WOLDS VILLAGE\*** We are delighted to offer for sale this splendid detached bungalow. offering SPACIOUS accommodation. Occupying an attractive plot and charming position. NOT TO BE MISSED & VIEWING ESSENTIAL

#### Key Features

- Excellent Detached Bungalow
- Wolds Village Location
- Entrance Hall, Lounge Diner
- Kitchen, Conservatory
- 2 Bedrooms & Shower Room
- Attractive Plot, Gardens & Views
- EPC rating D
- 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 and Chinese takeaway.

## Entrance Hall

1.61m x 3.98m (5'4" x 13'1")

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

## Lounge Diner

3.67m x 6.27m + 3.54m x 2.73m

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

## Kitchen

2.53m x 3.34m (8'4" x 11'0")

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

## Bedroom 1

3.65m x 3.04m (12'0" x 10'0")

double glazed window to rear aspect, radiator and fitted furniture

## Bedroom 2

3.65m x 3.04m (12'0" x 10'0")

double glazed sliding doors to rear aspect and radiator

## Conservatory

2.37m x 3.22m (7'10" x 10'7")

pitched polycarbonate roof and uPVC French doors to rear garden

## Shower Room

2.02m x 2.04m (6'7" x 6'8")

3 piece suite comprising low level WC, pedestal hand wash basin, walk in shower cubicle, tiled splash backs, tiled flooring, radiator and double glazed window to side aspect

## Gardens

benefitting from mature gardens to both front and rear, the front garden has pebbled beds with planted shrubs, flowers and trees to the rear is landscaped and a good size with lawns, planted flower beds, hedging, ornamental pond, timber shed, summerhouse and views of the local bowling club and rolling hills of the Lincolnshire Wolds.

### Driveway

generous concrete driveway with turning circle, providing ample off road parking for a number of vehicles

### Garage

5.37m x 2.7m (17'7" x 8'11")

electric roller door, power, lighting, oil boiler and double glazed window to rear aspect

### Agents Notes

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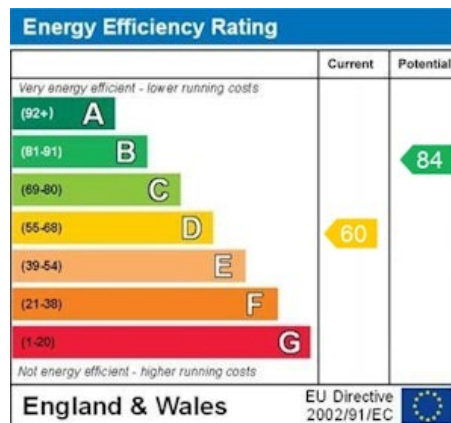
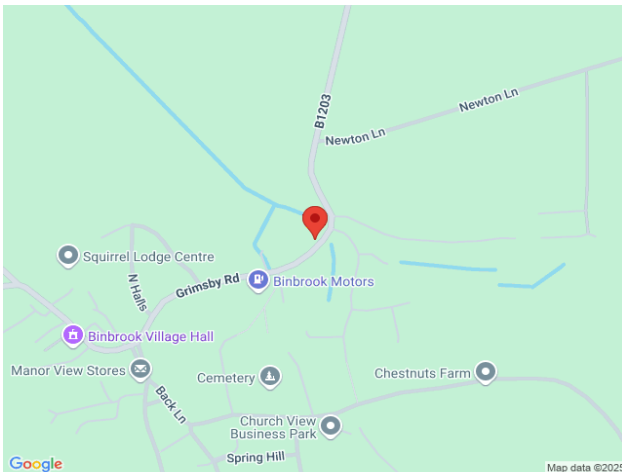




Approximate total area<sup>(1)</sup>  
1043.48 ft<sup>2</sup>  
96.94 m<sup>2</sup>

(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.



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