



Ivy House, Back Lane

| Binbrook, Market Rasen | LN8 6ED

£459,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Ivy House

Back Lane |

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£459,000

A Gorgeous Double Fronted, Detached Home at the heart of this popular Lincolnshire Wolds village. Binbrook is nestled on the edge of the Lincolnshire Wolds and is surrounded by beautiful undulating countryside, perfect for anyone wanting plenty of fresh air and out-door life. The village has a thriving community with plenty of activities and groups to get involved in via the Primary School, Church or Village Hall. There's a Local Shop and Post Office, Chinese Takeaway and a Garage. For anyone needing a Secondary School, Supermarket or Leisure Centre you can travel to nearby Market Rasen which lies less than eight mile to the South West and also has a Railway Station for travelling further afield.

This cottage exudes charm and quality which has been lovingly restored by the current owners. It has been beautifully decorated, extended and refurbished to an exceptional standard. There Reception Hall, Good Sized Living with Multi Fuel Stove, Separate Dining/Family Room with Multi Fuel Stove. Basement currently used as a Gym/Wine Cellar. Stunning Re-Fitted Kitchen with sage coloured units, contrasting cream coloured 'hand fired earth' tiled splashbacks and oak work-surfaces with central Breakfast Bar Peninsula plus Utility Room with matching units and work-surfaces. There is a re-fitted Shower/Cloakroom on the ground floor too. On the First Floor there is a Spacious Landing with Feature picture window to the rear. Four Bedroom, two having quality fitted wardrobes. Large, Re-Fitted Bathroom with floor standing tub and separate shower. Outside there is an Enclosed Front Garden, Parking and Landscaped & Tiered Rear Garden with outdoor Dining Area and your own Bar or Garden Room. This home is a great family home with a real focus on entertaining, whether that be for friends, family or both. It has gas central heating which is retained by replacement Sash style double glazed windows to the front and multi double glazing to the rear. It really must be seen to be appreciated.

- Stunning Detached Cottage
- Two Receptions with Multi Fuel Burners
- Utility and Shower/Cloakroom
- Large Re-Fitted Bathroom
- Landscaped & Tiered Garden
- Beautifully Presented Accommodation
- Re-Fitted Kitchen/Breakfast Room
- Four Bedrooms
- Outbuilding with Bar
- Wolds Location - No Chain

Reception Hall

Approached through composite wood grain effect entrance door with two double glazed inserts. Victorian style radiator. Panelling to dado height. Cupboard housing fusebox. Cream slate flagstone floor. Stairs to First Floor. Oak door to Wine Cellar/Gym and Utility Room. Oak barn doors to Living Room, Dining/Family Room and Kitchen.





Wine Cellar/Gym

10'5 x 10'4 (3.18m x 3.15m)

Flagstone floor.

Living Room

12'7 x 14'3 max (3.84m x 4.34m max)

Oak floor. Multi fuel stove with rustic wood mantel. Vertical Victorian style radiator. Window to the front.

Dining/Family Room

11'11 x 13'0 max (3.63m x 3.96m max)

Multi fuel burner with brick arch over and quarry tiled hearth. Window to front. Vertical Victorian style radiator. Oak floor.

Re-Fitted Kitchen/Breakfast Room

8'0 x 12'9 plus 9'3 x 7'6 (2.44m x 3.89m plus 2.82m x 2.29m)

Sage green wood effect wall and base units with Pewter finish handles. Two matching larder units. Oak work-surfaces which extend to form breakfast bar peninsula having cupboards beneath. Belfast sink. Built-in dishwasher. Cream colour fired earth tiled splashbacks. Cream slate flagstone floor. Vertical Victorian style radiator. Ceiling beam. Loft storage access point. Window to rear. Velux rooflight. Double opening, half double glazed doors to garden. Folding oak door to:-

Re-Fitted Shower/Cloakroom

White suite of large step-in shower. Low Level W.C. Pedestal wash basin. Wood effect tiled floor. Chrome heated towel rail. Tiling to full height. Window to rear.

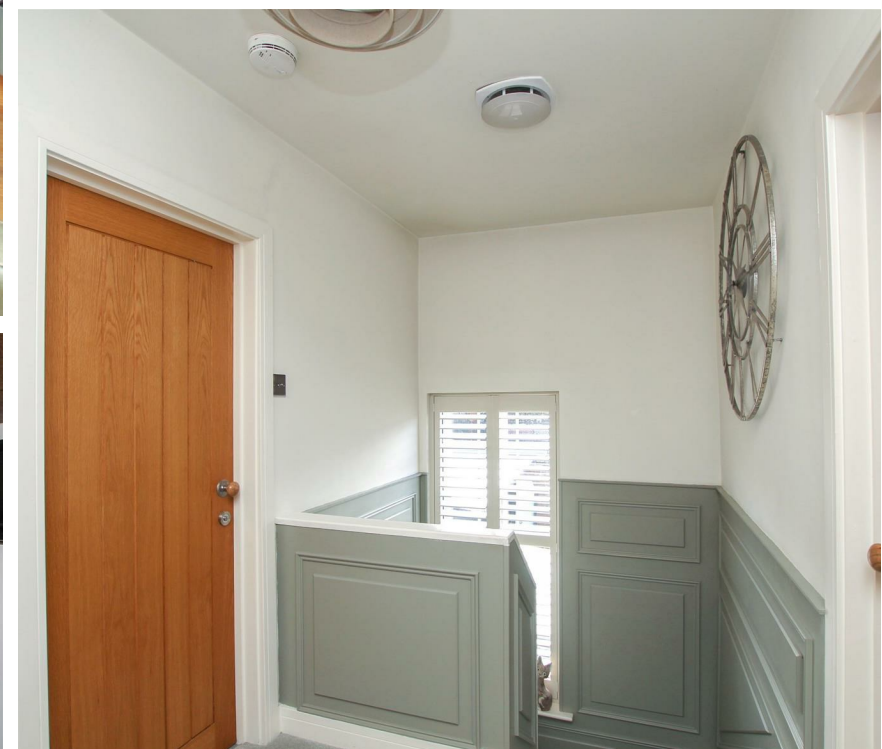
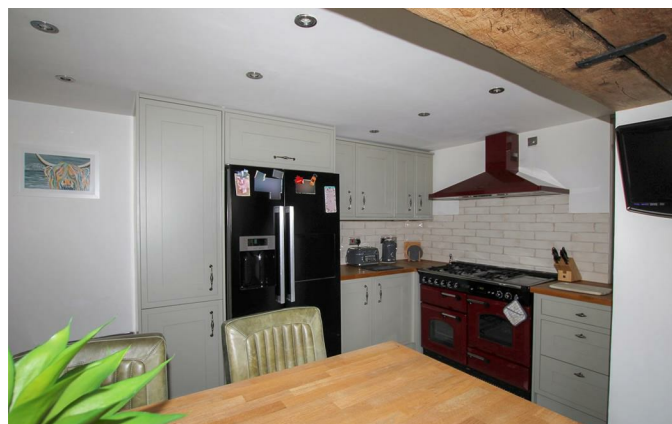
Re-Fitted Utility Room

11'0 x 8'11 (3.35m x 2.72m)

Matching base units, larder units and work-surfaces. Belfast sink. Cream hand fired earth tiled splashbacks. Cream slate tiled floor. Victorian style radiator. Window to rear.

First Floor Landing

Feature picture window to the rear. Access to loft.





Bedroom One

12'9 x 12'4 min plus depth of wardrobes (3.89m x 3.76m min plus depth of wardrobes)

Two double 'Grand Design' wardrobes with three matching drawer units and matching panelled feature behind.

Window to front. Double radiator.

Bedroom Two

11'11 x 9'3 min plus depth of wardrobes (3.63m x 2.82m min plus depth of wardrobes)

Two double 'Sharps' fitted wardrobes. Window to front.

Double radiator.

Bedroom Three

11'2 x 8'11 (3.40m x 2.72m)

Window to rear. Double radiator.

Bedroom Four

8'7 x 5'10 (2.62m x 1.78m)

Window to front. Radiator.



Large Re-Fitted Bathroom

14'6 x 7'11 (4.42m x 2.41m)

White suite of double shower enclosure with 'rain' shower. Floor standing, double ended bath-tub with central tap/shower attachment. Low Level W.C. Pedestal wash basin. Chrome heated towel rail and additional radiator. Two windows to the rear. Double storage unit. Wood effect tiled floor. Tiled to full height.

Front Garden

Enclosed by picket fence and approached through timber gate. Two front garden areas finished with slate chippings.

Driveway and Parking

Double gated access to additional block paved parking area.

Landscaped & Tiered Rear Garden

Covered Rear Porchway. Covered Outdoor Dining Area. Block paved patio area. Timber Garden Shed (7'9 x 9'4) and matching log store. Additional terraced garden levels with 'Astro-turf' pea shingled garden areas. Covered hot-tub area (not included). Vegetable plot. Cold water tap. Lighting.

Garden Room/Bar

13'4 x 10'0 (4.06m x 3.05m)

Cream slate effect tiled floor. Bar with sage green coloured base unit and oak work-top.

Additional Information

Tenure: Freehold

E.P.C. Rating: D

Council Tax Band: D - East Lindsey

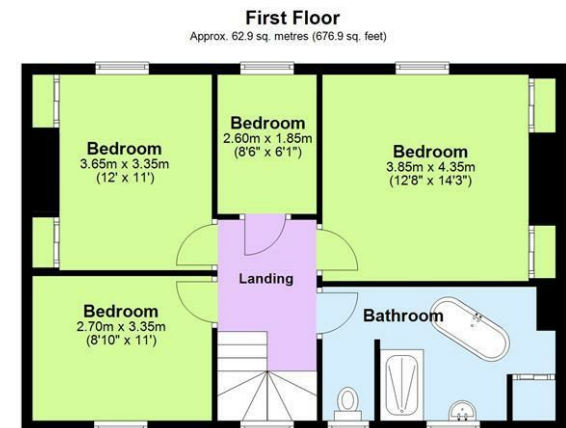
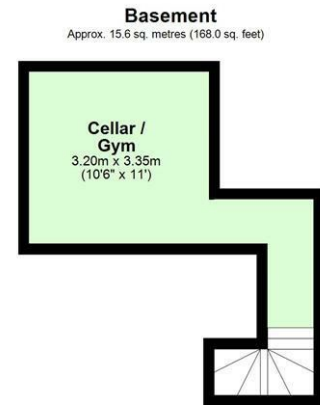
Services: T.B.C.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 165.3 sq. metres (1779.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.