



The Slates , Grimsby Road

| Binbrook | LN8 6DH

£675 PCM



Perkins George Mawer & Co.

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

The Slates

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THE SLATES! Nestled in the charming village of Binbrook, this delightful semi-detached house on Grimsby Road offers a perfect blend of modern comfort and traditional appeal. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home has been newly decorated throughout, providing a fresh and inviting atmosphere that is ready for you to move in and make your own.

The property boasts a newly installed gas central heating system, ensuring warmth and comfort during the colder months. Additionally, new carpets have been laid, enhancing the overall aesthetic and providing a cosy feel underfoot. With a cosy living room with open fire, and separate dining room, a recently renovated family bathroom with shower over bath and a convenient pantry, all adds to the convenience of this home.

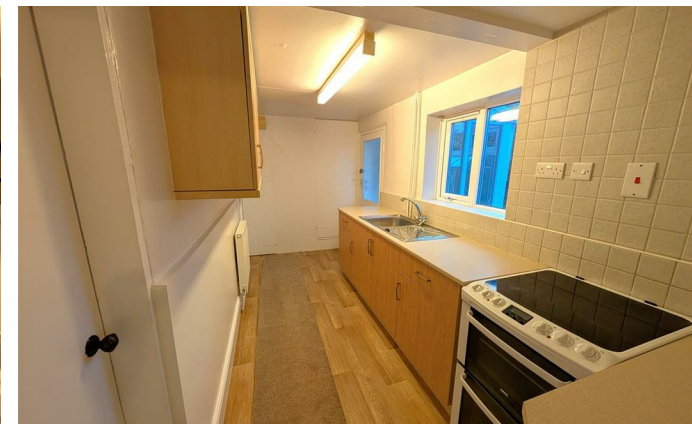
Outside, you will find useful outbuildings that offer potential for storage or even a workshop, catering to various needs. The village of Binbrook itself is known for its friendly community and picturesque surroundings, making it a wonderful place to call home.

This semi-detached house is not just a property; it is a place where memories can be made. With its modern updates and charming location, it presents an excellent opportunity for those looking to settle in a peaceful village setting. Do not miss the chance to view this lovely home.

- Cottage
- Entrance Porch
- Lounge and Diner
- Kitchen and Utility Room
- Three Double Bedrooms
- Bathroom
- Garden To The Front
- Drive and Outbuildings

ENTRANCE PORCH

6'3" x 4'1" (1.91 x 1.24)





KITCHEN

13'5" x 5'11" aprox (4.09 x 1.80 aprox)

WALK IN PANTRY/UTILITY ROOM

8'2" x 5'11" (2.49 x 1.80)

LOUNGE

11'10" x 11'8" (3.61 x 3.56)

DINING ROOM

11'11" x 10'5" (3.63 x 3.18)

BEDROOM ONE

12'0" x 10'3" (3.66 x 3.12)

BEDROOM TWO

12'0" x 7'10" (3.66 x 2.39)

BEDROOM THREE

11'11" x 10'7" (3.63 x 3.23)

With built in airing cupboard.

BATHROOM

9'4" x 5'0" (2.84 x 1.52)

White suite comprising of bath, low level flush wc, wash hand basin, wall mounted mirror and shelf unit, wall mounted heater.

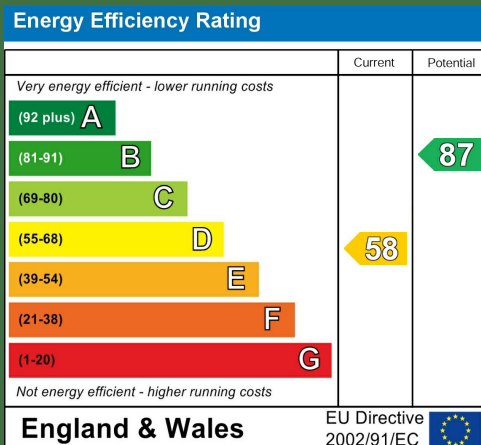
OUTSIDE STORAGE

OUTSIDE

GARDEN







Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.