



# CHOICE PROPERTIES

## *Estate Agents*

Algonquin North Halls,  
Market Rasen, LN8 6DQ

Reduced To £269,950



Choice Properties are delighted to bring to the market this impressive three bedroom semi-detached family home, situated in the sought after countryside village of Binbrook. This beautiful property further benefits from stylish open plan living accommodation, spacious driveway providing parking for ample vehicles and a beautifully maintained garden to the front aspect. Early viewing is highly advised!

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

### **Entrance hall**

7'3" x 3'9"

Enter via composite entrance door, leading into:-

### **Inner Hallway**

7'4" x 6'9"

With staircase to the first floor and under stairs storage cupboard.

### **Open plan Kitchen/Dining room**

22'11" x 15'2"

Fitted with a range of stylish wall and base units with complimentary worksurfaces over, uPVC triple aspect double glazed windows, porcelain Belfast sink unit with drainer and stainless steel mixer tap, integral cooker with four ring hob and featured stainless steel extractor hood over, integral fridge/freezer and dishwasher, central island, inset spot lights to the ceiling, ample space for a dining table, built in spacious pantry with shelving, French uPVC double glazed, double opening patio doors leading out into the garden, cupboard housing the wall mounted boiler, dual sided wood burner.

### **Pantry**

3'3" x 4'1"

With ample shelving.

### **Reception room**

12'1" x 11'8"

With uPVC double glazed window, TV Aerial point.

### **Landing**

6'6" x 10'10"

With loft access and access to all bedrooms and bathroom.

### **Bedroom 1**

11'3" x 14'2"

Remarkably spacious double bedroom with uPVC double glazed window, built in wardrobes.

### **Bedroom 2**

11'4" x 11'11"

Spacious double bedroom with uPVC double glazed window, built in wardrobes.

### **Bedroom 3**

7'5" x 10'9"

Ideal bedroom or home office with uPVC double glazed window.

### **Bathroom**

Fitted with a modern suite comprising freestanding bath with mains shower attachment over, shower cubicle with mains waterfall shower over and mermaid board to the splash backs, twin wash band basins with mixer tap, dual flush w.c., dual uPVC double glazed windows.

### **Driveway**

Paved and gravelled driveway providing off road parking for multiple vehicles.

### **Garden**

To the front of the property is a well tended, laid to lawn garden with hedging to the borders. There is a timber decked area which is perfect for relaxing in the sunshine or outdoor dining. A gate to the side of the property provides access to a further gravelled section with hedging to the boundaries.

### **Tenure**

Freehold.

### **Council tax band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

### **Opening hours**

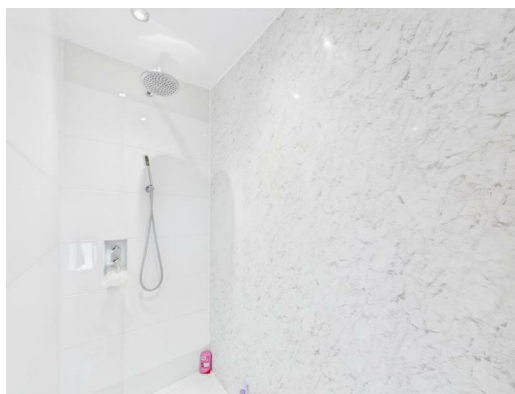
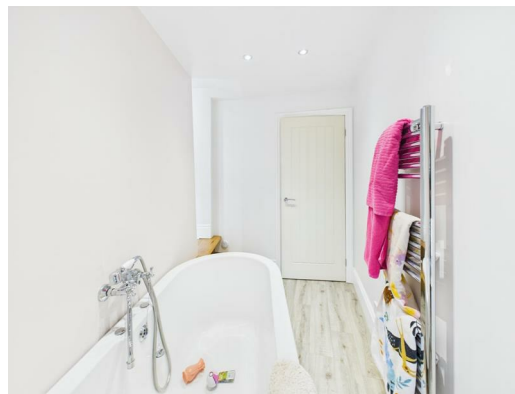
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



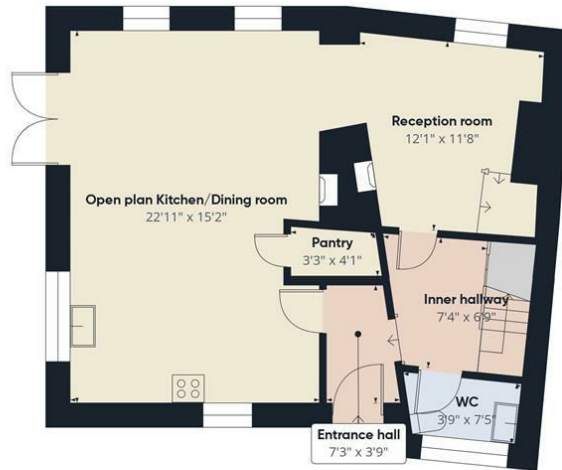












Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1216 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

# Directions

From Binbrook Village Hall head East along Kirmond Road for 100m then head left onto North Halls. continue for 50m and you will find the property on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

