



High Haven, Kirmond Road Binbrook, LN8 6HY



Book a Viewing!

£270,000

High Haven is a detached bungalow occupying a generous plot of approximately 0.36 acre on the edge of the village of Binbrook, within the Lincolnshire Wolds. Enjoying open countryside views to the rear and a rural setting, the property offers an excellent opportunity for purchasers seeking a home with potential in a desirable location. The property would benefit from some updating and modernisation but offers significant scope for refurbishment, extension or potential redevelopment, subject to the necessary planning permissions and consents. The size of the plot and position make it a particularly attractive proposition for those looking to create a home tailored to their own requirements. The accommodation currently comprises two bedrooms, two bathrooms, kitchen, utility area, living room and conservatory. Outside, the bungalow sits within gardens extending around the property, with a mixture of lawned areas, established planting & trees and patio spaces located on the edge of Binbrook village and offers good access to the nearby Market Towns of Louth and Market Rasen. High Haven represents a rare opportunity to acquire a bungalow on a substantial plot with open views and excellent future potential.





LOCATION

Binbrook is a thriving village located approximately 8 miles from Market Rasen and 10 miles from Louth. The village has a Doctor's Surgery with Pharmacy, General Stores, a Post Office, Public House, Hairdressers, Chinese take-away, Church of England Primary School and Early Learning Centre. The village hosts various activities and there is a popular green bowls club.

ACCOMMODATION

HALL

With doors off to rooms and access to roof void.

KITCHEN

12' 2" x 19' 2" (3.71m x 5.84m) With wood effect ceramic flooring throughout, radiator, fitted with a range of wall and base units, integrated oven with extractor hood over, integrated stainless steel sink with drainer, integrated dishwasher, uPVC double glazed window to the rear elevation and uPVC patio door to the rear elevation.

UTILITY ROOM

4' 6" x 4' 9" (1.37m x 1.45m) With tiled flooring, base unit, space for washing machine, radiator and uPVC double glazed window to the side elevation.



BATHROOM

7' 2" x 4' 9" (2.18m x 1.45m) With tiled flooring throughout, shower cubicle, low level WC, wash hand basin, radiator and uPVC double glazed frosted window to the rear elevation.

LIVING ROOM/DINING ROOM

10' 9" x 24' 4" (3.28m x 7.42m) With radiators, uPVC double glazed windows to the front elevation, uPVC double glazed French patio doors to the side elevation and multi-fuel log burner.

BEDROOM 1

10' 9" x 12' 0" (3.28m x 3.66m) With radiator and uPVC double glazed window to the front elevation.

BEDROOM 2

8' 9" x 7' 3" (2.67m x 2.21m) With wood flooring throughout, radiator, uPVC double glazed window to the rear elevation and built-in wardrobe.

BATHROOM

12' 0" x 4' 5" (3.66m x 1.35m) With tiled flooring, low level WC, wash hand basin, panel bath with taps, radiator and uPVC double glazed window to the rear elevation.

CONSERVATORY

8' 2" x 14' 5" (2.49m x 4.39m) With ceramic flooring, radiator, uPVC double glazed windows to the front and side elevations and uPVC double glazed patio doors to the front elevation.

OUTSIDE

This home is nestled in a generous plot with open countryside views to the rear. Whilst the gardens boasts well maintained lawned areas, patio seating areas and established planting beds. The property also benefits from double wooden gates providing secure access, a gravel driveway offering off-road parking and two garden sheds with power connected.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Electric central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





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Ground Floor

Approx. 90.3 sq. metres (971.6 sq. feet)



Total area: approx. 90.3 sq. metres (971.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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