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Rectory Close, Binbrook



3



1



2

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property it must be


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£310,000

 3
  1
  2

RECENTLY REFURBISHED DETACHED BUNGALOW, SPACIOUS ACCOMMODATION

We are delighted to offer for sale this superb bungalow which offers SPACIOUS accommodation. The property occupies a generous plot and enjoys landscaped gardens. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Detached Bungalow
- Recently Refurbished
- Spacious Accommodation
- Popular Wolds Village
- Porch, Entrance Hall, Lounge
- Dining Room, Kitchen, Utility, WC
- EPC rating D
- Tenure: Freehold

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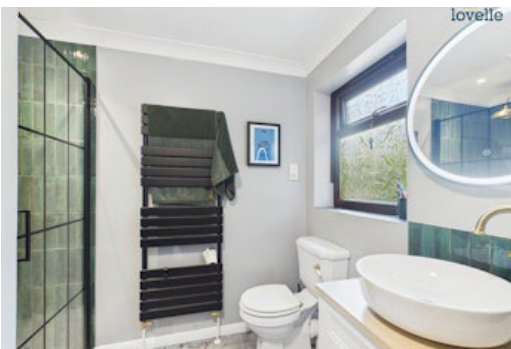


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Situation

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, hairdressers and a public house.

Entrance Porch

1.52m x 1.3m (5'0" x 4'4")

uPVC front entrance door with adjoining side screen

Entrance Hall

7.13m x 0.97m (23'5" x 3'2")

glazed entrance door, radiator, LVT flooring, airing cupboard and cloak cupboard

Lounge

3.88m x 5.3m (12'8" x 17'5")

double glazed bay window to front aspect, radiator, feature fire place with log burner inset, LVT flooring and double glazed window to side aspect

Dining Room

3.24m x 2.94m (10'7" x 9'7")

double glazed sliding doors to rear aspect, radiator and LVT flooring

Breakfast Kitchen

2.83m x 5m (9'4" x 16'5")

a range of fitted wall and base units, breakfast bar, space for fridge freezer, Belfast sink, integrated dishwasher, space for 'Range' style cooker, pantry cupboard, tiled flooring, tiled splash backs, radiator, double glazed window to side aspect and double glazed window to rear aspect

Utility Room

2.25m x 2.17m (7'5" x 7'1")

fitted base units, stainless steel sink unit, space and plumbing for washing machine, wall mounted gas boiler, tiled flooring, radiator, double glazed window to rear aspect and uPVC side entrance door

WC

0.8m x 1.76m (2'7" x 5'10")

low level WC, hand wash basin, radiator and tiled flooring

Bedroom 1

3.23m x 3.75m (10'7" x 12'4")

double glazed window to front aspect and radiator

Bedroom 2

4.12m x 2.68m (13'6" x 8'10")

double glazed window to rear aspect and radiator

Bedroom 3

2.18m x 3.45m (7'2" x 11'4")

double glazed window to front aspect, LVT flooring and radiator

Bathroom

2.77m x 2.69m (9'1" x 8'10")

4 piece suite comprising low level WC, vanity hand wash basin, panelled bath, shower cubicle, tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect

Gardens

generous gardens to the front and rear of the property. The front garden is mostly laid to lawn. The rear garden is mostly laid to lawn with a paved patio area, various beds planted with shrubs.

Garage

2.88m x 5.51m (9'5" x 18'1")

electric roller door, power, lighting, roof void access and double glazed window to side aspect

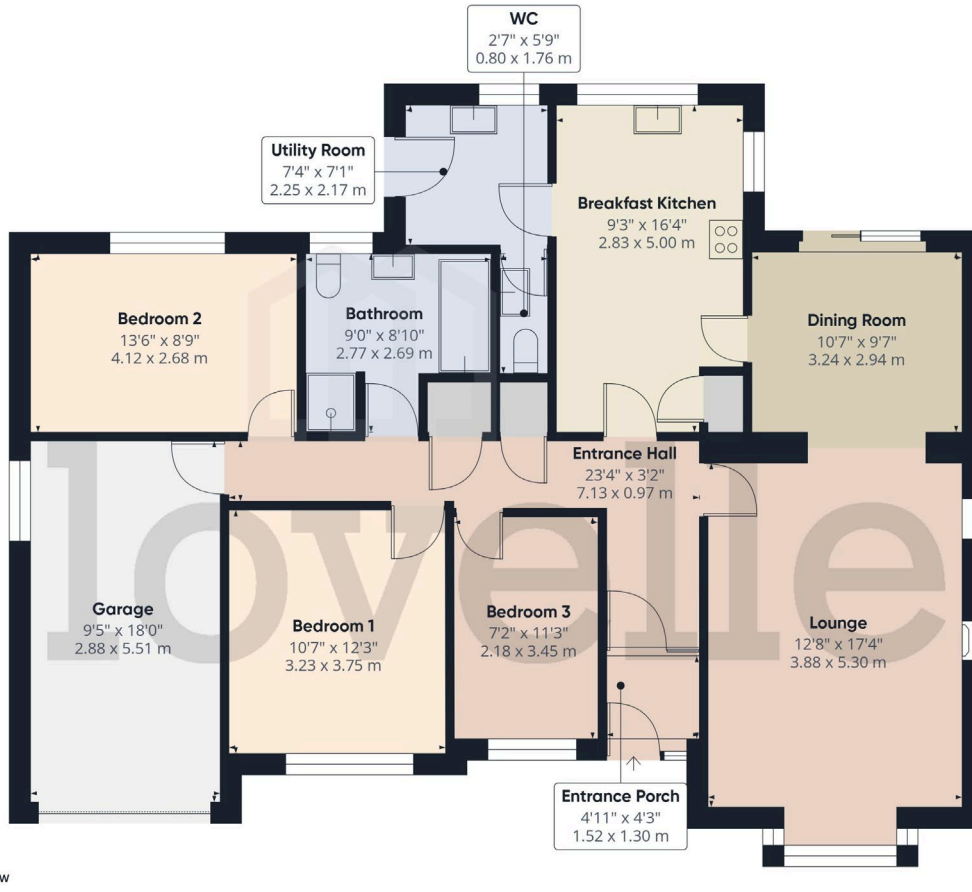
Driveway

generous driveway providing ample off street parking for a number of vehicles

Agents Notes

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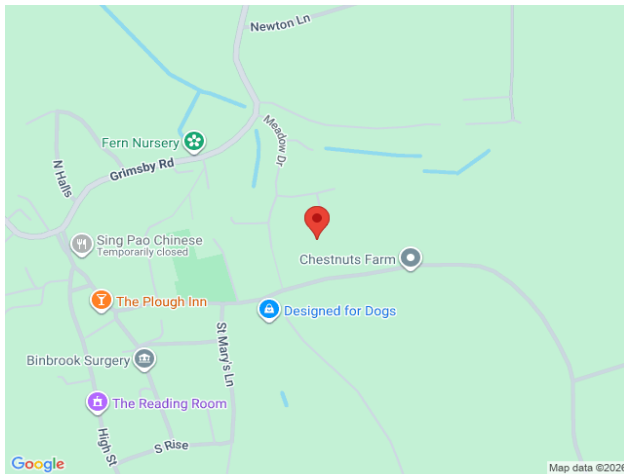
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Approximate total area^m
1294 ft²
120.3 m²

(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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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