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Meadow Drive, Binbrook



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Guide Price £225,000



MODERN DETACHED HOUSE IN POPULAR WOLDS VILLAGE LOCATION. Spacious accommodation comprising entrance hall, WC, lounge, dining room, conservatory, kitchen, utility, 4 bedrooms, ensuite & bathroom. Gardens, Garage & Driveway.

NO ONWARD CHAIN

Key Features

- Modern Detached House
- Popular Wolds Village Location
- Spacious Accommodation
- Entrance Hall, WC, Kitchen, Utility
- Lounge, Dining Room, Conservatory
- 4 Bedrooms, Ensuite, Bathroom
- EPC rating D
- Tenure: Freehold



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Situation

Situated in the charming village of Binbrook which has a wealth of amenities including a good primary school and early years centre, GP surgery, Post office, Village store, Take away, Hairdressers and Village Pub. Binbrook is just 8 miles from the popular market town of Market Rasen, 9 miles from the market town of Louth and 12 miles from Grimsby.

Entrance Hall

4.44m x 1.03m (14'7" x 3'5")

glazed entrance door, radiator, storage cupboard and stairs to first floor accommodation

WC / Cloakroom

1.78m x 0.89m (5'10" x 2'11")

low level WC, hand wash basin, radiator, tiled splash backs, vinyl flooring and double glazed window to front aspect

Lounge

8.15m x 3.53m (26'8" x 11'7")

double glazed window to front aspect, radiator and feature fire place

Dining Room

double glazed sliding doors to conservatory and radiator

Conservatory

3.27m x 3.11m (10'8" x 10'2")

brick built base, laminate flooring and uPVC entrance door

Kitchen

3m x 2.61m (9'10" x 8'7")

a range of fitted wall and base units, space for cooker, stainless steel sink unit, space for under counter fridge, tiled splash backs, laminate flooring, radiator and double glazed window to rear aspect

Utility

2.16m x 2.69m (7'1" x 8'10")

a range of fitted wall and base units, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted gas boiler, vinyl flooring, radiator, double glazed window to rear aspect and double glazed rear entrance door

Landing

3.62m x 2.46m (11'11" x 8'1")

roof void access and airing cupboard housing hot water cylinder

Bedroom 1 3.74m x 3.1m (12'4" x 10'2")

double glazed window to front aspect, radiator and fitted wardrobes

Ensuite 1.53m x 2.8m (5'0" x 9'2")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, fully tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

Bedroom 2

4.7m x 2.71m (15'5" x 8'11")

double glazed windows to front and rear aspect, radiator and fitted wardrobes

Bedroom 3

2.79m x 3.08m (9'2" x 10'1")

double glazed window to rear aspect and radiator

Bedroom 4

2.12m x 2.45m (7'0" x 8'0")

double glazed window to front aspect and radiator

Bathroom

1.75m x 2.49m (5'8" x 8'2")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, fully tiled splash backs, radiator, vinyl flooring and double glazed window to rear aspect

Gardens

occupying a good sized plot being mostly laid to lawn with paved patio area

Garage - 5.71m x 2.72m (18'8" x 8'11")

up and over door, power, lighting, fitted storage and roof void access

Driveway

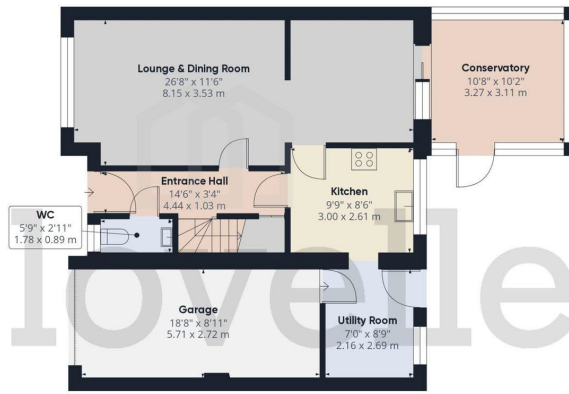
concrete driveway to the front of the property providing ample off road parking for a number of vehicles

Agents Notes

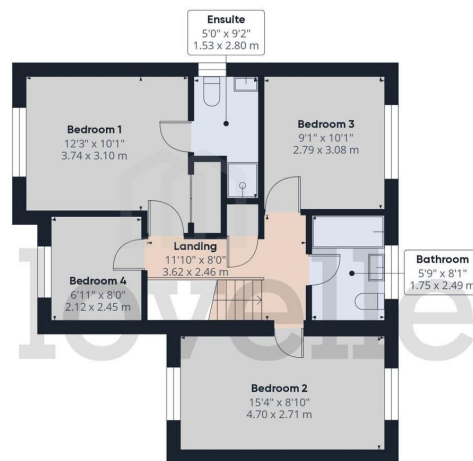
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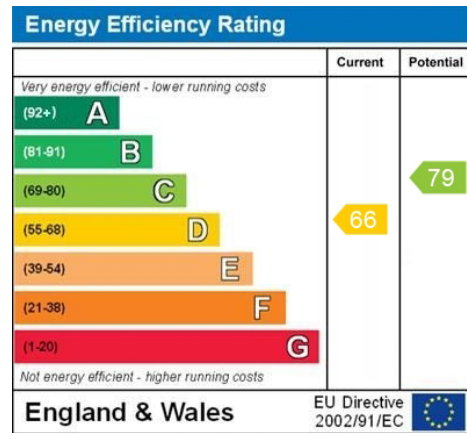
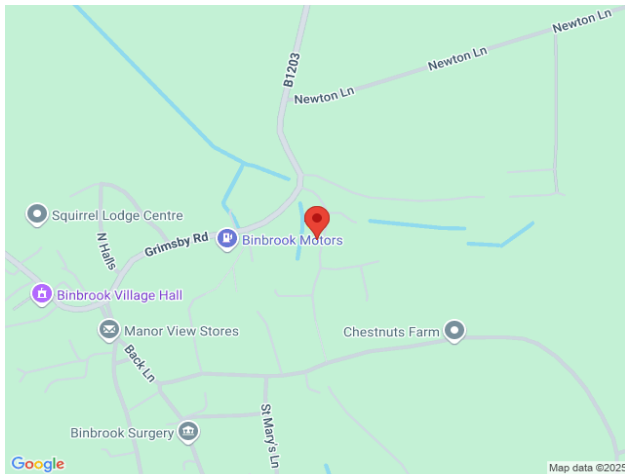
Ground Floor



Approximate total area¹⁾
1397.91 ft²
129.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.



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