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St Marys Lane, Binbrook



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£235,000



DETACHED FAMILY HOME IN POPULAR VILLAGE LOCATION. in need of modernisation, this spacious home offers a exciting project! comprising Entrance hall, WC, lounge diner, sun room, kitchen diner, side entrance porch, 3 bedrooms and bathroom. On a generous plot with gardens front and rear, garage, driveway and carport. NO ONWARD CHAIN

### Key Features

- Detached Family Home
- Modernisation Required
- Popular Rural Village
- Entrance Hall, WC
- Lounge Diner, Sun Room
- Kitchen Diner, Side Porch
- EPC rating E
- 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

3.77m x 0.81m (12'5" x 2'8")

timber entrance door, double glazed window to side aspect, radiator, laminate flooring and stair to first floor accommodation

## WC

2.57m x 0.78m (8'5" x 2'7")

low level WC, vinyl flooring and double glazed window to side aspect

## Lounge Diner

6.46m x 4.18m (21'2" x 13'8")

double glazed window to front aspect, 2 radiators and feature fire place

## Sun Room

2.86m x 3.03m (9'5" x 9'11")

vinyl flooring and double doors to rear garden

## Kitchen Diner

5.38m x 2.94m (17'8" x 9'7")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, space for under counter fridge, electric oven, 4 ring hob, boiler, radiator, tiled splash backs, vinyl flooring and double glazed window to rear aspect

## Side Porch

4.71m x 2.15m (15'6" x 7'1")

glazed entrance doors to front and rear aspects, fitted storage and tiled flooring

## Landing

1.96m x 0.98m (6'5" x 3'2")

double glazed window to side aspect

## Bedroom 1

5.38m x 3.58m (17'8" x 11'8")

double glazed windows to rear aspects and 2 radiators

## Bedroom 2

2.76m x 3.41m (9'1" x 11'2")

double glazed window to front aspect and radiator

### Bedroom 3

3.61m x 2.4m (11'10" x 7'11")

double glazed window to rear aspect, radiator and fitted storage

### Bathroom

1.69m x 2.57m (5'6" x 8'5")

3 piece suite comprising entrance hall, pedestal hand wash basin, panelled bath, tiled splash backs, laminate flooring, radiator, fitted storage and double glazed window to front aspect

### Gardens

occupying a generous plot with gardens front and rear, being mostly laid to lawn, with paved patio area

### Garage

up and over door, power, lighting and windows to side aspect

### Driveway & Car Port

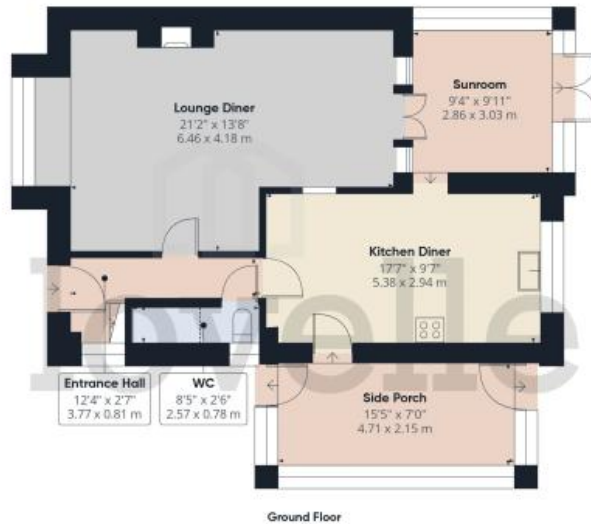
extensive driveway providing ample off street parking for a number of vehicle, with 2 gated and covered parking areas

### Agents Notes

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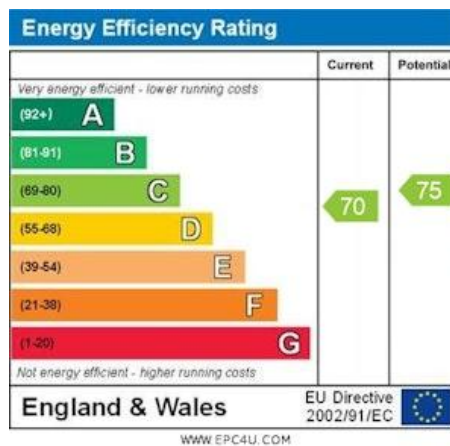
Approximate total area<sup>(1)</sup>  
1172 ft<sup>2</sup>  
108.9 m<sup>2</sup>

Reduced headroom  
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
— Below 5 ft 5 m

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



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