



## Cambridge House, Cambridge Crescent, Binbrook, Market Rasen, LN8 6HB



Book a Viewing!

**£465,000**

This individually designed five-bedroom property offers spacious living accommodation. It features three reception rooms, including a bright lounge with a period-style fireplace and bay window and a versatile sitting room that can be used as a dining room. The large dining kitchen is fitted with traditional oak cabinets, a Belling Range cooker and integrated appliances. A matching utility room includes a boot area, coat storage and external side access. Completing the ground floor is a home office with French doors to the rear patio, suitable as a playroom or office. Upstairs, the property boasts five double bedrooms, one with an en-suite. The main bedroom is adjacent to a spacious family bathroom with a five-piece suite, including both a bath and shower. Outside, the property is set on a large plot with ample parking leading to an integrated garage with an electric roller door. The garage includes a utility area with fitted cabinets and space for laundry appliances. The large rear garden is landscaped with mature shrubs, hedging and a paved patio. No Onward Chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**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

### ENTRANCE HALL

With UPVC double glazed external door, tiled flooring, radiator and access into hallway.

### HALL

With stairs to the first floor and two radiators.

### LOUNGE

22' 4" x 12' 9" (6.81m x 3.89m) With four UPVC double glazed windows, two radiators and a fireplace with a gas fire.

### SITTING ROOM / DINING ROOM

13' 3" x 15' 8" (4.04m x 4.78m) With UPVC double glazed window and radiator.

### KITCHEN/DINER

12' 0" x 14' 7" (3.66m x 4.44m) With two UPVC double glazed windows, external door, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, composite sink unit and drainer, range cooker with extractor over, spotlighting and radiator.

### UTILITY ROOM

9' 11" x 14' 9" (3.02m x 4.5m) With UPVC double glazed window, tiled flooring, fitted with a range of base units with work surfaces over, stainless steel sink unit and drainer, gas fired central heating boiler and radiator.

### OFFICE

10' 11" x 014' (3.33m x 4.27m) With double doors to the rear garden and a radiator.

### WC

4' 3" x 5' 5" (1.3m x 1.65m) With UPVC double glazed window, tiled flooring, partly tiled walls, low level WC, wash hand basin with cupboards below and radiator.

### FIRST FLOOR LANDING

With UPVC double glazed window, banister rail, radiator and access to the roof void.

### BEDROOM 1

12' 6" x 16' 7" (3.81m x 5.05m) With UPVC double glazed window and radiator.

### EN-SUITE

5' 6" x 5' 5" (1.68m x 1.65m) With partly tiled walls, low level WC, wash hand basin, shower cubicle and radiator.





## BEDROOM 2

16' 2" x 12' 9" (4.93m x 3.89m) With UPVC double glazed window and radiator.

## BEDROOM 3

16' 0" x 14' 10" (4.88m x 4.52m) With UPVC double glazed window and radiator.

## BEDROOM 4

15' 3" x 10' 7" (4.65m x 3.23m) With UPVC double glazed window and radiator.

## BEDROOM 5

12' 9" x 10' 8" (3.89m x 3.25m) With UPVC double glazed window and radiator.

## BATHROOM

11' 1" x 10' 5" (3.38m x 3.18m) With UPVC double glazed window, low level WC, wash hand basin, shower cubicle, bath, bidet, partly tiled walls and radiator.

## OUTSIDE

To the front of the property there is a blocked paved in and out driveway providing ample off road parking and access to the integral garage. There is a further driveway to the side of the property which leads to the rear garden. The rear garden is mainly laid to lawn with a garden shed, dog kennel and a range of shrubs and trees.

## GARAGE

12' 2" x 2' 8" (3.71m x 0.81m)

### WEBSITE

Our detailed web site shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.

2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

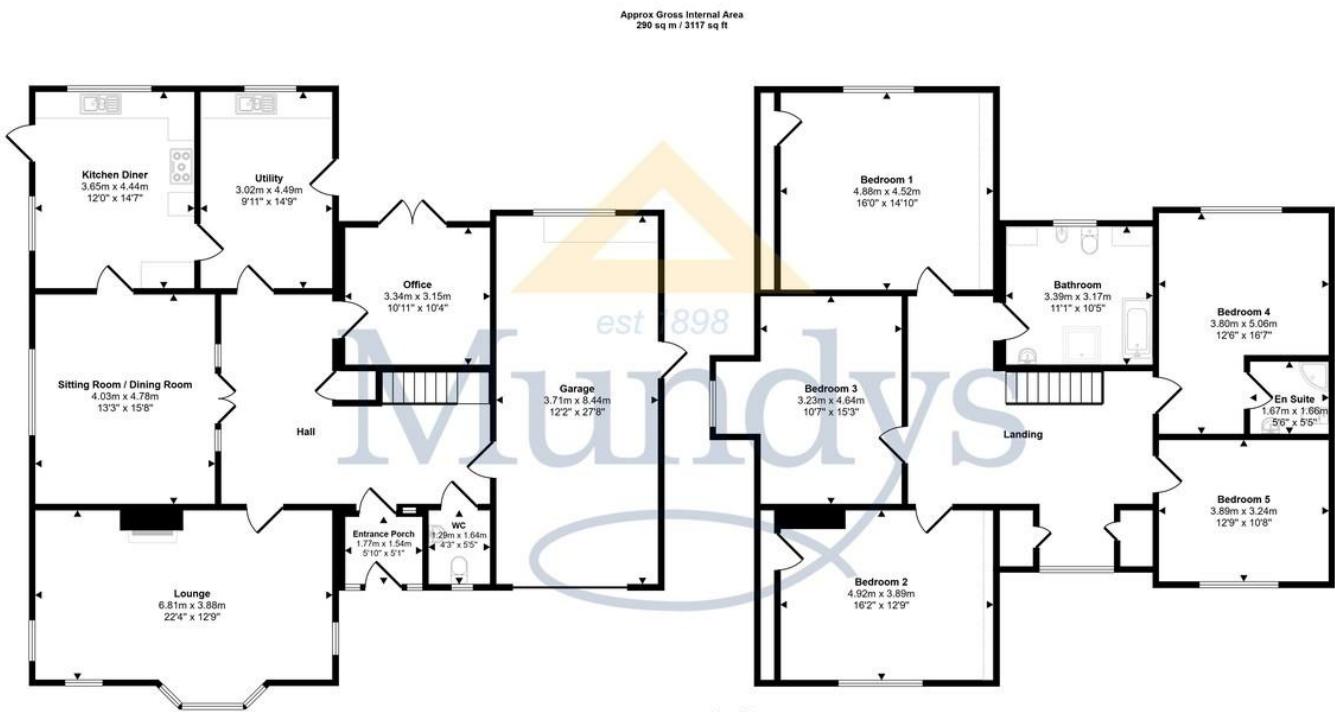
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England No. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.







Ground Floor  
Approx 154 sq m / 1659 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.