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Spring Bank, Binbrook



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£220,000



WELL PRESENTED LINK-DETACHED BUNGALOW Situated in the popular Lincolnshire Wolds village of Binbrook. This recently redecorated bungalow offers spacious accommodation comprising entrance hall, lounge diner, kitchen, 2 double bedrooms & bathroom. With gardens front & rear, garage and extensive driveway. **NO ONWARD CHAIN!**

Key Features

- Link Detached Bungalow
- Quiet Wolds Village Location
- Walking Distance to Amenities
- Recently Redecorated Throughout
- Entrance Hall, Lounge Diner, Kitchen
- 2 Double Bedrooms & Bathroom
- Full central heating with Combi-Boiler (Renewed Nov 22)
- EPC Rating D
- Tenure: Freehold

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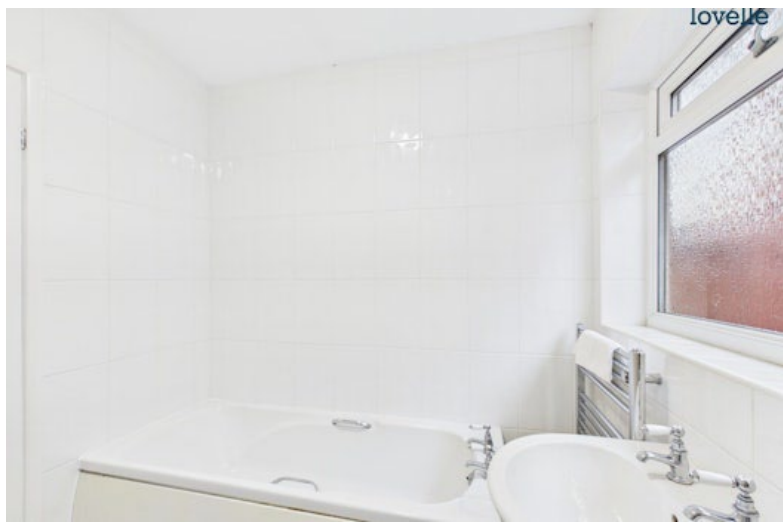
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Situation

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

3.57m x 1.78m (11'8" x 5'10")

uPVC entrance door, airing cupboard and roof void access with loft ladder leading to well-insulated and partially boarded loft with lighting

Lounge Diner

5.96m x 5.96m (19'7" x 19'7")

double glazed window to rear aspect, 2 radiators, feature fire place with attractive gas-fire inset and bi-folding doors to rear aspect

Kitchen

3.21m x 2.35m (10'6" x 7'8")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, electric oven, space for fridge freezer, tiled splash backs, tiled flooring, radiator, double glazed window to side aspect and uPVC side entrance door

Bedroom 1

3.09m x 3.51m (10'1" x 11'6")

double glazed window to front aspect and radiator

Bedroom 2

3.1m x 2.74m (10'2" x 9'0")

double glazed window to front aspect and radiator

Bathroom

2.04m x 2.04m (6'8" x 6'8")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, fitted storage with wall mounted gas boiler, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

Gardens

occupying a generous plot with gardens front and rear. The front garden is mostly laid to lawn with planted shrubs. The rear garden is again mostly laid to lawn with paved patio area, decking and planted borders

Garage

2.34m x 4.57m (7'8" x 15'0")

electric up and over door, power, lighting, double glazed window to rear aspect and rear uPVC entrance door

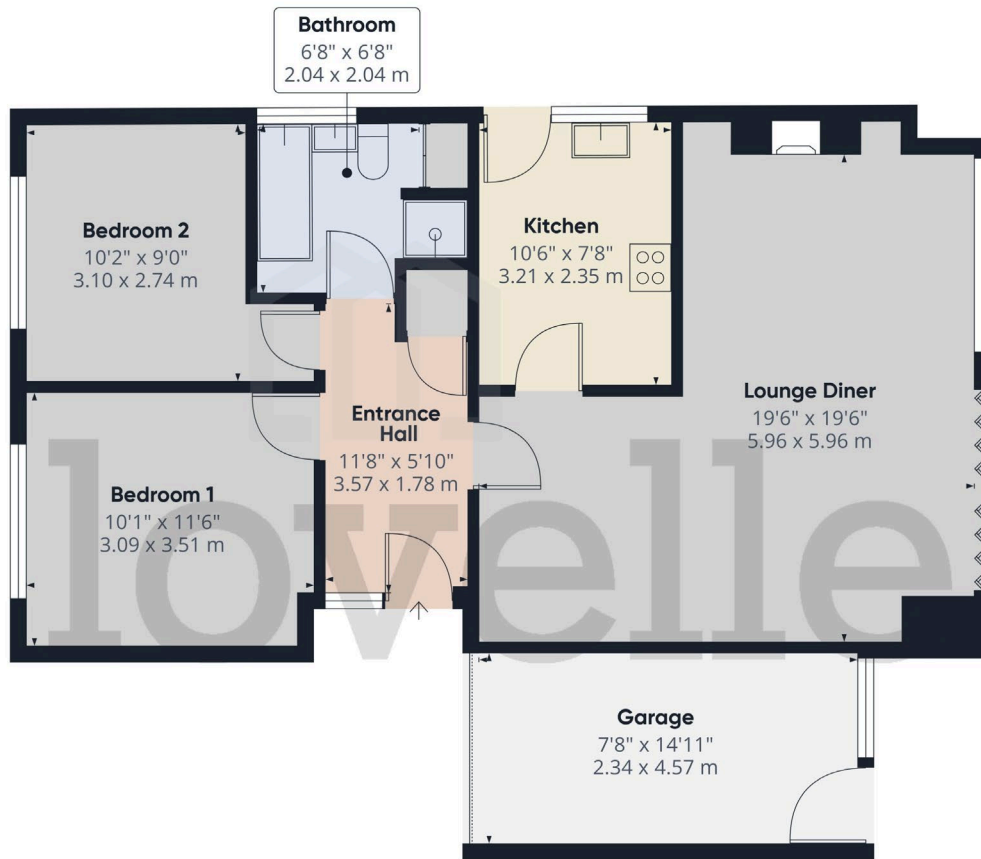
Driveway

extensive driveway providing ample off road parking for a number of vehicles

Agents Notes

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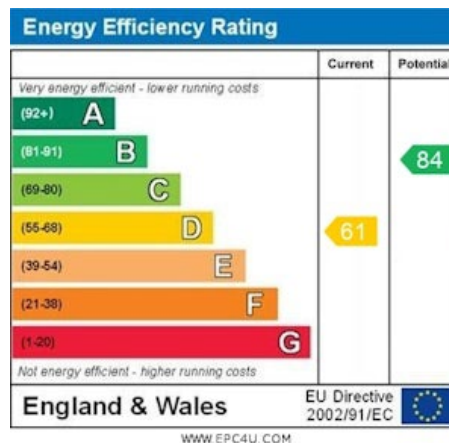
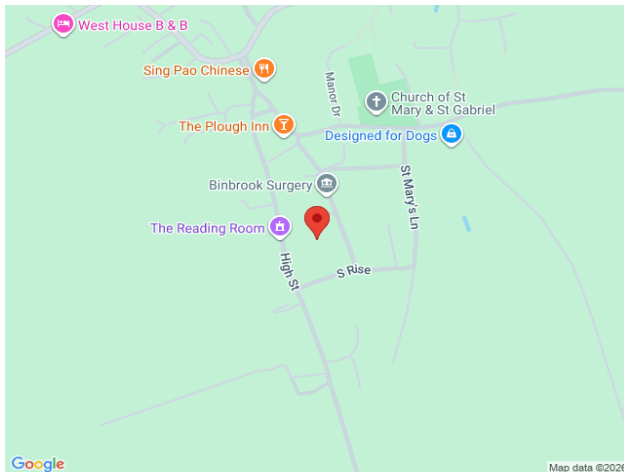
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Approximate total area⁽¹⁾
847 ft²
78.8 m²

(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.



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