



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



High Street  
Binbrook  
LN8 6BH

£175,000

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### Property Introduction

This spacious semi detached cottage lies in the ever popular wolds village of Binbrook, Market Rasen. Offered for sale with NO FORWARD CHAIN, the property does require a scheme of modernisation works in order to achieve its full potential, but stands in large mature private gardens with the added benefit of two large brick outbuildings which offer fantastic potential for conversion or development. The living accommodation is comprised of : Entrance porch, cloakroom, kitchen dining room, pantry, open plan lounge sitting room, first floor landing, three double bedrooms and shower room suite . Outside, there is off road parking, a two storey outbuilding with potential for conversion into a garage , a separate brick outbuilding which is used as a workshop / storage leading to a large private lawned garden which is not overlooked from the rear.

### Entrance Porch

5' 0" x 5' 4" (1.525m x 1.633m)

uPVC door accessed from the rear of the property opens into porch. Door to side leads into kitchen. Door to rear leads into cloakroom

### Cloakroom

5' 4" x 5' 4" (1.631m x 1.632m)

Opaque uPVC window to side, low flush w/c

### Kitchen dining room

16' 5" x 10' 2" (5.012m x 3.089m)

uPVC windows to side and rear. uPVC door to side leads to the outside. Door to side leads to understairs storage cupboard and pantry. Door to front opens into lounge. Further door opens into stairs leading to the first floor landing. Range of modern fitted units incorporating stainless steel sink with draining board and mixer tap, integral oven, hob and extractor hood, plumbing for washing machine. Breakfast bar. Radiator

### Lounge sitting room

20' 0" x 14' 2" (6.102m x 4.321m)

uPVC window to front. uPVC sliding doors to side, radiator. Brick fireplace. Coving to ceiling

### Bedroom 1

9' 7" x 14' 0" (2.909m x 4.258m)

uPVC window to front, radiator

### Bedroom 2

10' 6" x 7' 1" (3.199m x 2.15m)

uPVC window to rear, radiator

### Bedroom 3

10' 7" x 6' 8" (3.215m x 2.032m)

uPVC window to rear, radiator



### Shower Room

7' 5" x 3' 10" (2.251m x 1.180m)

Opaque uPVC to side. Walk in shower cubicle, pedestal wash basin. low flush w/c

### Outside

The front of the property is situated straight onto the high street, as is the front outbuilding. A pathway and small lawned garden gives access to the large brick workshop which in turn leads to the rear garden. There is a small patio and a large wooden built bird store. Both both outbuildings and bird store offer great potential for refurbishment or conversion. The rear garden is a large mature private plot, enclosed by wood panel fencing and established hedges.

### Additional Information

The property is in a conservation area so any renovations to the property must be agreed with the council. There is a private right of way in the rear garden.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

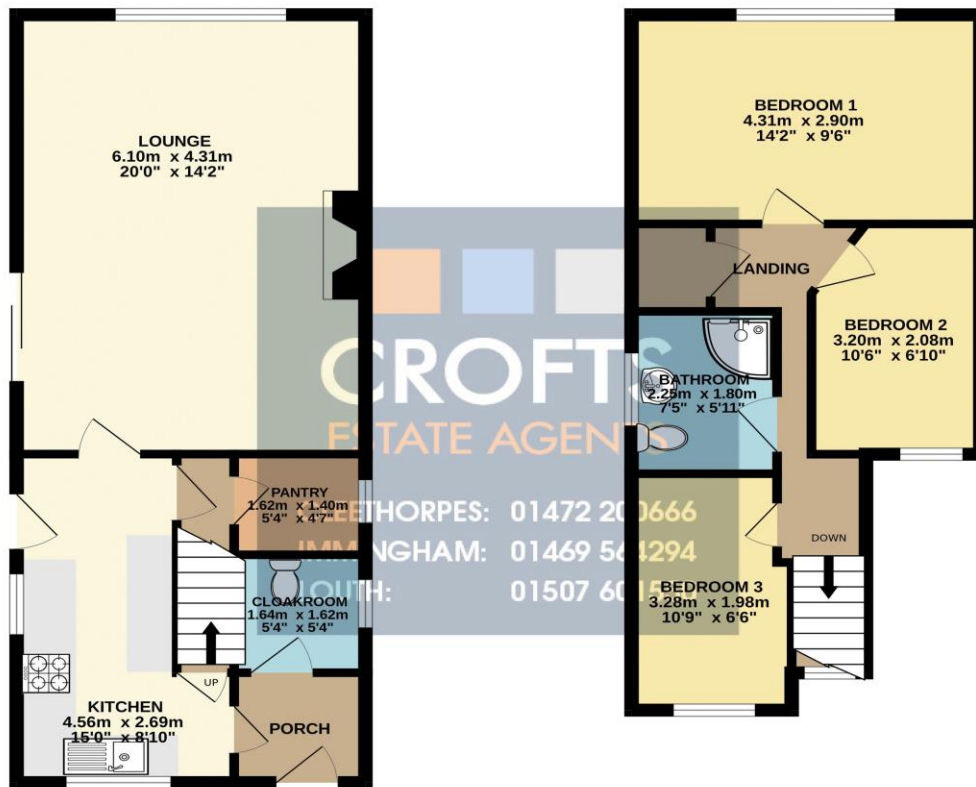
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN**



GROUND FLOOR  
45.3 sq.m. (487 sq.ft.) approx.

1ST FLOOR  
36.1 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA: 81.4 sq.m. (876 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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