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Granby Road, Binbrook



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When it comes to
property it must be


lovelle



£325,000



SPACIOUS DETACHED BUNGALOW IN POPULAR LINCOLNSHIRE WOLDS VILLAGE. Well presented throughout this fantastic bungalow offers flexible accommodation comprising, porch, hallway, lounge, kitchen dining room, 3 double bedrooms and bathroom. With a generous plot of approx 0.25 Acre, with extensive driveways and 2 garages! VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Spacious Detached Bungalow
- Lincolnshire Wolds Village
- Walking Distance to Amenities
- Generous Plot of Approx 0.25 Acre
- Porch, Entrance Hall, Lounge
- Kitchen Dining Room
- 3 Double Bedrooms & Bathroom
- Landscaped Gardens with Home Office
- 2 Garages & Extensive Driveways
- Council Tax Band C
- EPC rating TBC
- Tenure: Freehold





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 Porch

2.04m x 1.19m (6'8" x 3'11")

uPVC entrance door and radiator

Entrance Hall

6.1m x 0.88m (20'0" x 2'11")

storage cupboard and radiator

Lounge

5.07m x 2.82m (16'7" x 9'4")

double glazed bay window to front aspect, radiator and feature fireplace with multi fuel burner

Dining Room

3.65m x 3.06m (12'0" x 10'0")

double glazed window to side aspect, radiator, vinyl flooring and feature fireplace with multi fuel burner

Kitchen

3.84m x 3.62m (12'7" x 11'11")

a range of fitted wall and base units, central island, space and plumbing for washing machine, space and plumbing for dish washer, stainless steel sink unit, electric oven, 4 ring gas hob, splash backs, vinyl flooring, double glazed window to rear aspect and uPVC French doors to garden

Bedroom 1

5.05m x 2.56m (16'7" x 8'5")

double glazed sliding doors to rear aspect, radiator and fitted wardrobes

Bedroom 2

3.25m x 3.56m (10'8" x 11'8")

double glazed bay window to front aspect and radiator

Bedroom 3

4.18m x 2.48m (13'8" x 8'1")

double glazed window to rear aspect and radiator

Bathroom

2.72m x 2.41m (8'11" x 7'11")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled splash backs, vinyl flooring, heated towel rail, fitted storage and double glazed window to front aspect

Garden

generous landscaped garden to the rear, being mostly laid to lawn with raised patio seating area, planted borders, raised vegetable beds, greenhouse and insulated timber summerhouse / home office providing a fantastic work from home space

Garage 1

7.45m x 5.9m (24'5" x 19'5")

double garage with 2 timber entrance doors, side entrance door, power and lighting

Garage 2

8.75m x 3.91m (28'8" x 12'10")

tandem garage with timber entrance doors, side entrance door, power, lighting and 2 single glazed windows to side aspect

Driveways

the property benefits from 2 extensive driveways to either side of the bungalow, providing ample off road parking for a number of vehicles

Agents Notes

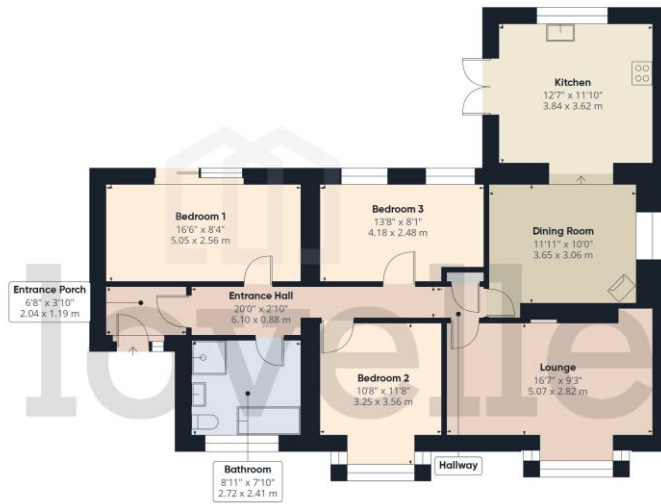
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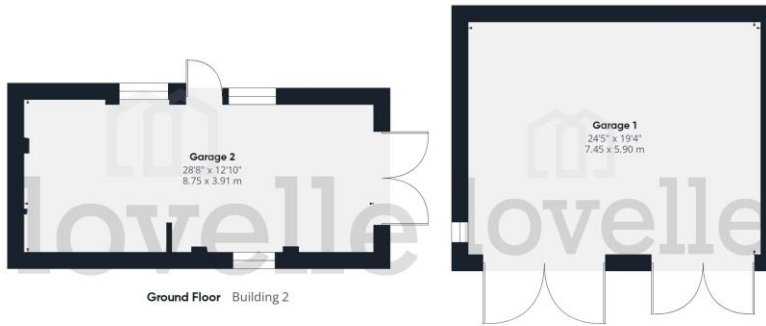








Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1817 ft²
168.8 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.

