



## Algonquin, North Halls

Binbrook, LN8 6DQ



Book a Viewing!

**£244,950**

A well presented, recently renovated and redecorated Three Bedroom Semi-Detached House located within the village of Binbrook. The property is within short walking distance of a primary school, local village shop, and other amenities. The property benefits from an open plan living arrangement, a spacious driveway providing off-road parking, and a well maintained garden. The accommodation comprises an Open Plan Kitchen/Dining Room with opening into the Living Room, a Ground Floor WC and a Hallway with access into the Cellar. To the First Floor are Three Bedrooms and a modern Family Bathroom.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY -** East 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 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.



#### HALL

With composite external door, vinyl flooring, doors and openings leading to the principal rooms.

#### KITCHEN/DINER

22' 11" x 15' 2" (6.99m x 4.62m) With Vinyl flooring throughout, two radiators, triple aspect uPVC double glazed windows to the rear aspect. The kitchen is fitted with a range of wall and base units with wooden work surfaces, integrated fridge freezer, integrated Neff induction hob, integrated electric oven, integrated dishwasher, Belfast sink, central island and door leading into the pantry.

The dining area continues with vinyl flooring, radiator, double sided log burner, two uPVC double glazed windows to the front aspect, uPVC double glazed French doors opening into the garden at the rear and open plan access into the living room.



#### PANTRY

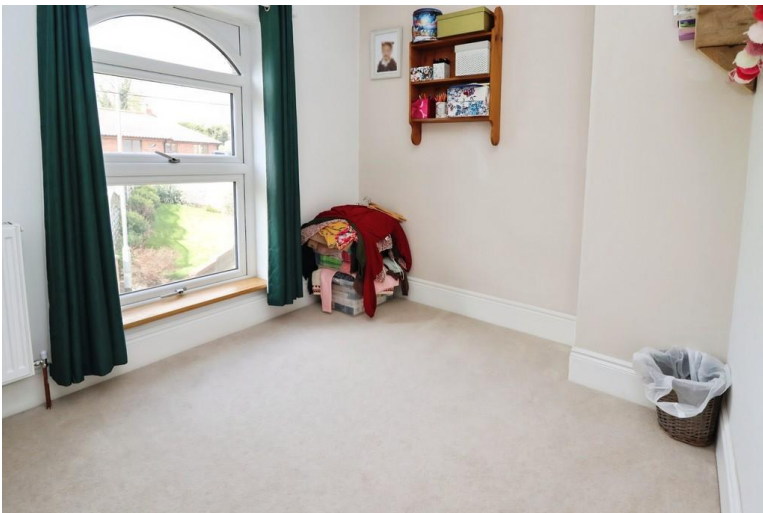
With vinyl flooring and shelving.

#### RECEPTION ROOM

12' 1" x 11' 8" (3.68m x 3.56m) With vinyl flooring throughout, double sided log burner, radiator, uPVC double glazed window facing to the front aspect and open plan access to the kitchen/dining room.

#### HALL

With vinyl flooring, access under the stairs to cellar, doors leading to rooms and stairs rising to the first floor.



#### WC

With vinyl flooring, radiator, low level WC, wash hand basin, plumbing for washing machine and uPVC double glazed frosted window to the rear elevation.

#### HALLWAY

Carpeted, radiator, loft access and doors leading to all rooms.

#### BEDROOM 1

14' 2" x 11' 3" (4.32m x 3.43m) Carpeted throughout, radiator, two uPVC double glazed windows to the front aspect and built-in wardrobe.

#### BEDROOM 2

11' 11" x 11' 4" (3.63m x 3.45m) Carpeted throughout, radiator, two uPVC double glazed windows to the rear aspect and built-in wardrobe..

#### BEDROOM 3

10' 9" x 7' 5" (3.28m x 2.26m) Carpeted throughout, radiator, uPVC double glazed window to the front aspect and built-in wardrobes.



#### BATHROOM

14' 1" x 9' 0" (4.29m x 2.74m) With vinyl flooring, heated towel radiators, low level WC, double wash hand basins, freestanding bath, large walk-in shower with tiled surround and uPVC double glazed frosted windows to the rear aspect.



## OUTSIDE

Access to the front of the property. A decking area leads onto a well maintained garden. To the rear there is a spacious gravelled driveway providing off-road parking, along with an additional gravel area and a mature garden with trees.



### WEBSITE

Our detailed website 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 YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then we will receive a referral fee of up to £125.

Mundys Financial Services 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

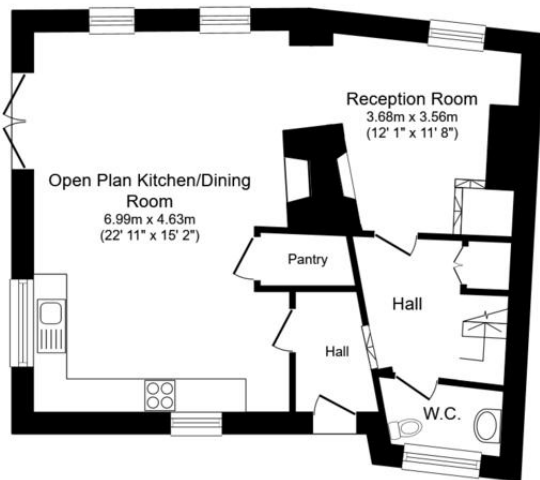
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

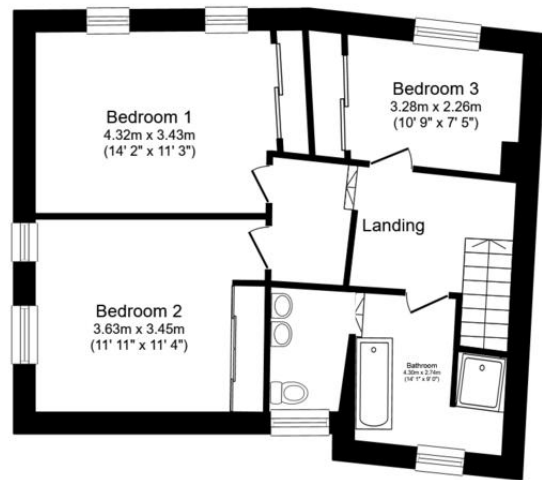
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**Ground Floor**  
Floor area 60.2 sq.m. (647 sq.ft.)



**First Floor**  
Floor area 60.5 sq.m. (651 sq.ft.)

Total floor area: 112.9 sq.m. (1,216 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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