

Buy. Sell. Rent. Let.



St Marys Lane, Binbrook

 3  2  2

When it comes to  
property it must b

 **lovelle**



£332,000



SPACIOUS DETACHED BUNGALOW WITH STUNNING OPEN VIEWS. Flexible Accommodation comprising entrance hall, lounge, kitchen, utility, dining room, conservatory, 3 bedrooms, wet room and bathroom. EXTENSIVE GARDENS 0.3 ACRE, GARAGE & DRIVEWAY - with NO ONWARD CHAIN

#### Key Features

- Spacious Detached Bungalow
- Stunning Countryside Views
- Generous Mature Gardens
- Flexible Accommodation
- Entrance Hall, Lounge, Dining Room
- Kitchen, Utility, Conservatory
- EPC rating C
- 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 Hall

4.8m x 1.28m (15'8" x 4'2")

uPVC entrance door, radiator, laminate flooring and roof void access

## Lounge

4.25m x 4.31m (13'11" x 14'1")

double glazed window to side aspect, double glazed window to front aspect, 2 radiators, laminate flooring and feature fireplace with open fire

## Kitchen

2.8m x 3.4m (9'2" x 11'2")

a range of fitted wall and base units, space and plumbing for dishwasher, stainless steel sink unit, electric oven, 4 ring gas hob, tiled splash backs, radiator, vinyl flooring, double glazed window to rear aspect and double glazed window to side aspect

## Utility Room

2.13m x 1.97m (7'0" x 6'6")

a range of fitted wall and base units, wall mounted gas boiler, space for fridge freezer, space and plumbing for washing machine, tiled flooring and double glazed window to rear aspect

## Conservatory

1.99m x 7.23m (6'6" x 23'8")

brick built base, tiled flooring, fitted storage and uPVC French doors

## Dining Room

3.48m x 2.68m (11'5" x 8'10")

laminate flooring, radiator and stairs to first floor accommodation

## Bedroom 1

3.5m x 3.5m (11'6" x 11'6")

double glazed window to front aspect, radiator and fitted storage

## Wet Room

1.71m x 2.25m (5'7" x 7'5")

3 piece suite comprising low level WC, pedestal hand wash basin, electric shower, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to rear aspect

## Landing

1.48m x 3.3m (4'11" x 10'10")

'Velux' window to rear aspect, laminate flooring and electric heater

## Bedroom 2

3.29m x 3.15m (10'10" x 10'4")

2 'Velux' windows to rear aspect, 2 radiators and fitted wardrobes

## Bedroom 3

3.24m x 2.98m (10'7" x 9'10")

'Velux' window to rear aspect and radiator

## Bathroom

1.75m x 2.34m (5'8" x 7'8")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, tiled splash backs, vinyl flooring, heated towel rail and 'Velux' window to rear aspect

## Gardens

occupying a generous plot, being mostly laid to lawn, with a selection of shrubs and fruit trees, and flower beds and borders. A raised patio area gives stunning views over the garden and the hills beyond

## Garage

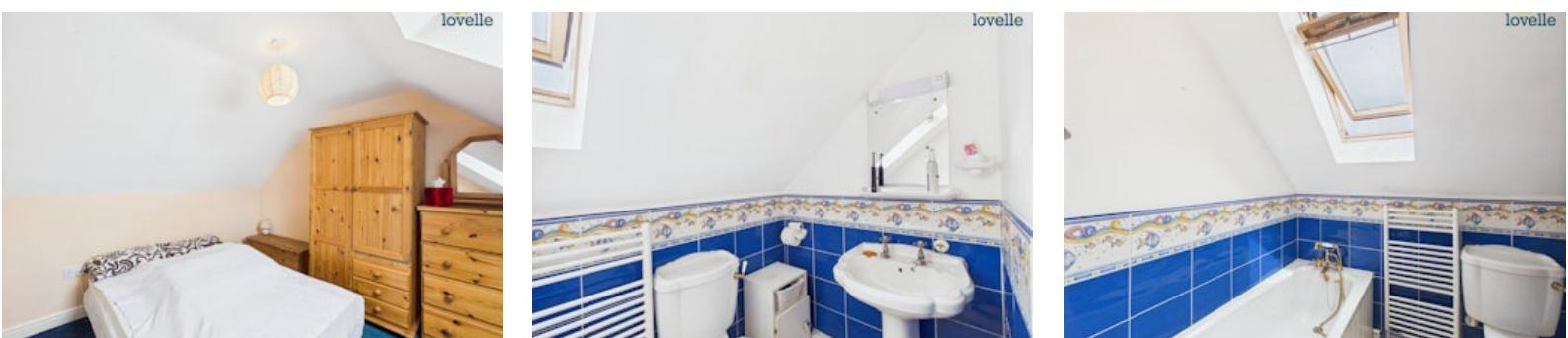
6.06m x 2.9m (19'11" x 9'6")

up and over door, power, lighting and window to side aspect

## Outdoor WC

1.11m x 2.84m (3'7" x 9'4")

low level WC, hand wash basin, tiled flooring, radiator and double glazed window to rear aspect





## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Approximate total area<sup>(1)</sup>  
1525 ft<sup>2</sup>  
141.7 m<sup>2</sup>

Reduced headroom  
79 ft<sup>2</sup>  
7.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



When it comes to **property**  
it must be



01673 844069

marketrasen@lovelle.co.uk