



# 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

**Offers in the Region Of  
£178,500**

This extended, three bedroomed period cottage is located in the thriving Wold village in the heart of the Lincolnshire Wolds located just under 10 miles from the well serviced and nearby town of Louth and Market Rasen. Pleasantly presented, with no forward chain and enjoys the benefits of gas central heating and double glazing. Internally it offers a Sitting room with feature spiral staircase, spacious lounge which is over 21feet in length, dining room, good sized IKEA kitchen, landing, three bedrooms and a well proportioned bathroom. Good sized rear garden with lawn and patio areas. Lots of on street parking. Viewing is highly advised.

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#### Location

Binbrook is a thriving village in the Heart of the Lincolnshire Wolds located just under 10 miles from the nearby and well serviced towns of both Louth and Market Rasen. Market Rasen is the nearest railway station.

The village has a Doctor's Surgery with Pharmacy, Bakers, General Store, a Post Office, Hairdressers, Chinese take-away, Church of England Primary School and Early Learning Centre. The village hosts various activities such as art club, keep fit, yoga and there is a popular bowls club.

#### Entrance/Sitting Room

12' 0" x 13' 3" (3.666m x 4.032m)

Offering composite double glazed entry door and uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Feature wrought iron spiral staircase to the first floor. Wooden flooring. Borrowed light glass block paned window to the dining room.

#### Lounge

21' 4" x 13' 3" (6.490m x 4.035m)

A spacious living area offering a dual aspect view with uPVC double glazed windows to the front and rear elevations. Coving and down lighting to the ceiling. Opening to the dining room.

#### Dining Room

7' 10" x 14' 3" (2.377m x 4.341m)

With feature wooden floor with tiled centre inset, the dining room has central heating radiator, down lighting and a uPVC double glazed entry door to the rear.

#### Kitchen

15' 0" x 7' 11" (4.583m x 2.425m)

Offering two uPVC double glazed windows to the side elevation and two velux windows. Fitted with a range of freestanding farmhouse styled kitchen units along with main sink unit. Splashback tiling. Wooden flooring. Plumbing for a washing machine. Down lighting. Fitted stainless steel chimney extractor.

#### Boiler Area

4' 5" x 5' 4" (1.345m x 1.622m)

Wall mounted gas boiler. Roll edged work surfacing with tiled splashback.

#### First Floor Landing

Loft access to the ceiling.

#### Bedroom One

10' 10" x 13' 5" (3.295m x 4.102m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Built in open wardrobe.

**Bedroom Two**

10' 2" x 13' 4" (3.096m x 4.067m)

uPVC double glazed window to the rear elevation. Central heating radiator. Built in wardrobe.

**Bedroom Three**

12' 2" x 7' 4"min (3.713m x 2.223m)

uPVC double glazed window to the front elevation. Central heating radiator.

**Bathroom**

8' 0" x 14' 6" into shower (2.430m x 4.426m)

With two uPVC double glazed windows to the rear elevation the bathroom is fitted with a panelled bath, vanity wash hand basin, close coupled w.c and a shower cubicle. Down lighting to the ceiling. Tiled flooring. Storage unit. Vertical central heating radiator.

**Outside**

Benefitting from an elevated rear garden with patio areas and lawn. Outside garden tap.

**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.

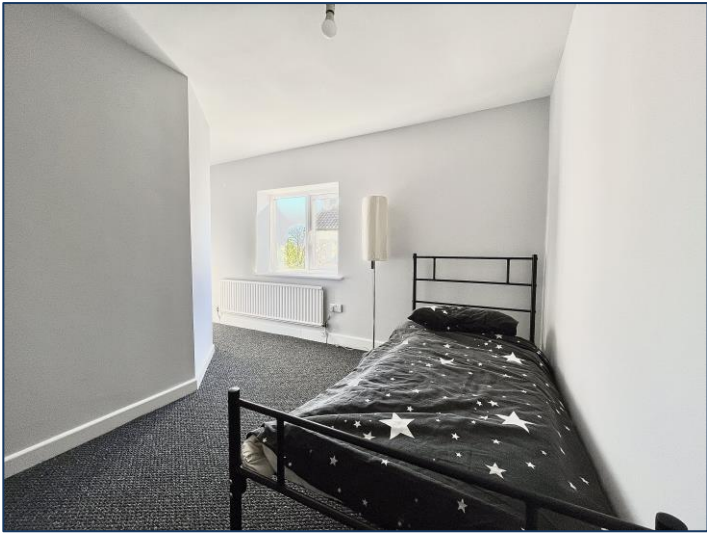
**Viewings**

Please contact the relevant marketing office and 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)





GROUND FLOOR  
66.9 sq.m. (720 sq.ft.) approx.

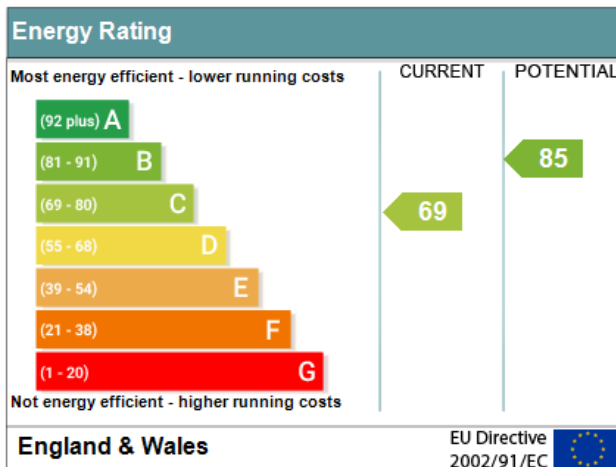
1ST FLOOR  
53.5 sq.m. (576 sq.ft.) approx.



TOTAL FLOOR AREA : 120.4 sq.m. (1296 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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Address: Kenya, High Street, Binbrook, MARKET RASEN, LN8 6BH  
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