



## Cobwebs, 30 High Street

Binbrook, Market Rasen, LN8 6BH

**£293,950**

Situated in a desirable elevated position within this popular Wolds village, 'Cobwebs' is a fully renovated and extended detached character cottage believed to date back to the 1800's and offered for sale with No Onward Chain! Greatly improved by the current owners, the versatile living accommodation briefly comprises of Entrance Hall, Ground Floor refitted Shower Room, Study, large modern Breakfast Kitchen with a comprehensive range of fitted appliances, Lounge with log-burner, Dining Room, two separate staircases rising to the First Floor, four Bedrooms and luxury refitted Bathroom. The larger than expected dormer style residence is situated close to the heart of the village and also offers an enclosed, non-overlooked garden with substantial garden shed and block paved gated driveway. An early viewing is highly recommended.







#### **SERVICES**

Mains electricity, water and drainage. Electric heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C (East Lindsey District Council).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **DIRECTIONS**

Leaving Market Rasen on Walesby Road, proceed along this road for sometime taking you through the village of Tealby. Exiting the village of Tealby on Papermill Lane, proceed over the crossroads onto the B1203 passing the rural hamlet of Kirmond Le Mire, entering the village of Binbrook. Turn right onto Back Lane and then right again onto 'High Street' the property can then be found just over half way along the lane on the left hand side.





## LOCATION

Situated in a desirable elevated position within this popular Wolds village, 'Cobwebs' is a fully renovated and extended detached character cottage believed to date Binbrook is a thriving village located approximately 8 miles from Market Rasen and 10 miles from Louth. The village has a Doctor's Surgery with Pharmacy, 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.

## ENTRANCE HALL

Composite entrance door opening into the Entrance Hallway with tiled flooring, uPVC window to the front elevation, electric radiator, ceiling light point, doors lading to the Shower Room, Study and Breakfast Kitchen and first staircase rising to the First Floor Landing.



## BREAKFAST KITCHEN

Large 'L' shaped Breakfast Kitchen enjoying dual aspect views provided by three uPVC windows to the front elevation and uPVC French style doors to the rear garden. A modern fitted Kitchen with a comprehensive range of fitted units with contrasting work surface and up-stands above and integral appliances to include integrated washing machine, tumble dryer, two 'Hotpoint' ovens and grill, four ring induction hob with extractor above and space for (with fitted units surrounding the recess) American fridge freezer with further larder style full length cupboards to each side. There is also a large breakfast bar area and a further working area with units to base and eye level near the rear doors, tiled flooring, four ceiling light points, two electric radiators and open arch to the Lounge.



## LOUNGE

12' 11" x 11' 11" (3.96m x 3.65m) Having tiled flooring, ceiling light point, electric radiators, open chimney breast recess with TV point, feature fireplace with exposed rustic timber plinth and inset log-burner, uPVC French style doors leading to the block paved patio and gardens and open arch to the Dining Room.



## DINING ROOM

11' 1" x 11' 11" (3.39m x 3.65m) Having tiled flooring, ceiling light point, electric radiator, second staircase rising to the First Floor with under-stairs cupboard and uPVC window to the side elevation.



### **SHOWER ROOM**

9' 11" x 3' 2" (3.03m x 0.97m) Modern, refitted Ground Floor Shower Room having ceiling light point, extractor, tiled floors and walls, WC, vanity wash hand basin, frosted uPVC window to the side elevation, enclosed shower cubicle with double head direct feed shower and towel rail radiator.

### **STUDY**

9' 9" x 5' 3" (2.99m x 1.61m) MAX Having uPVC window to the rear elevation, tiled flooring, electric radiator, wall mounted alarm panel and ceiling light point.



### **FIRST FLOOR LANDING**

First staircase rising from the Entrance Hall to the return landing leading to the Inner Landing to the right and to the Bathroom to the left, having ceiling light point, loft access hatch, uPVC window to the rear elevation and door to the Bathroom.

### **BATHROOM**

11' 1" x 6' 2" (3.40m x 1.90m) Luxury modern bathroom having tiled flooring and majority walls, frosted uPVC window to the side elevation, extractor, ceiling light point, WC, wash hand basin, towel rail radiator, gloss finished vanity units and freestanding claw foot roll-top bath.



### **INNER LANDING**

With door to large eaves storage cupboard, ceiling light point, electric radiator, doors to Bedrooms Three and Four and slight step up to Bedroom One.

### **BEDROOM FOUR**

9' 4" x 9' 11" (2.86m x 3.04m) MAX Having uPVC window to the front elevation, electric radiator and ceiling light point.

### **BEDROOM THREE**

11' 11" x 8' 7" (3.65m x 2.64m) Having uPVC window to the front elevation, electric radiator and ceiling light point.

### **BEDROOM ONE**

15' 3" x 8' 9" (4.67m x 2.67m) MIN Having uPVC window to the side elevation, electric radiator, ceiling light point and door to the second staircase. Please note, this room does have one wall with a sloped ceiling.







## SECOND STAIRCASE

Accessed via the Dining Room, with ceiling light point, uPVC window to the side elevation and doors to Bedrooms One and Two.

## BEDROOM TWO

10' 7" x 8' 2" (3.25m x 2.49m) Having uPVC window to the side elevation, electric radiator and ceiling light point. Please note, this room does have one wall with a sloped ceiling.

## OUTSIDE

Accessed via double wrought iron gates that open onto the block paved driveway and pathway leading to the front entrance door, also with space for wheelie bin storage.

The rear garden is set predominately to lawn with block paved patio areas that can be enjoyed from the property's French style doors. The garden is fully enclosed and non-overlooked and there is a large, quality garden shed.



### 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 and Co, Bridge McFarland and Home Property Lawyers 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 and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

### 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

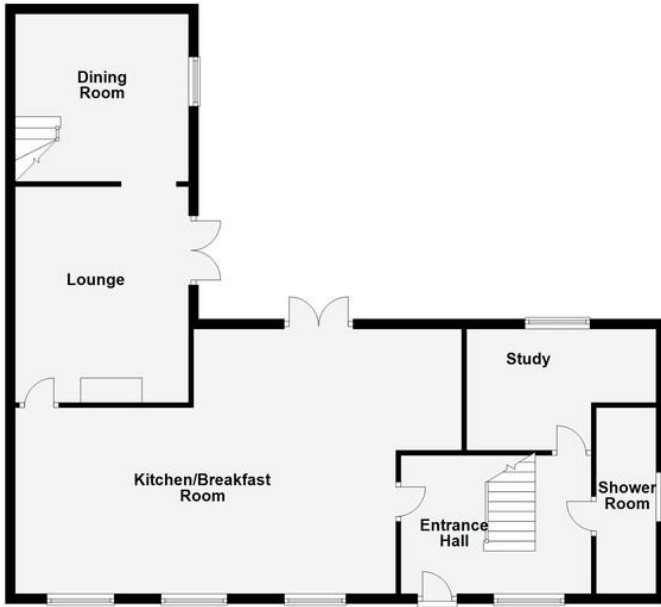
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



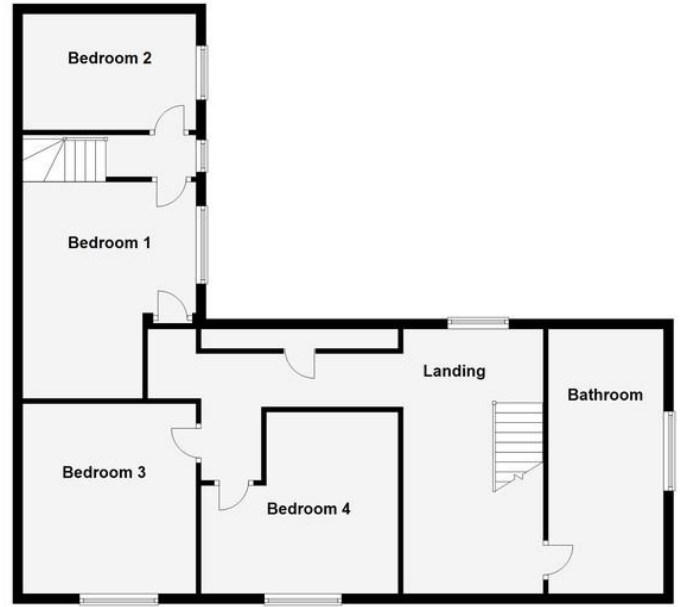
**Ground Floor**

Approx. 92.6 sq. metres (996.6 sq. feet)



**First Floor**

Approx. 92.2 sq. metres (992.8 sq. feet)



Total area: approx. 184.8 sq. metres (1989.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

**Cobwebs, Binbrook**

**29 – 30 Silver Street  
Lincoln  
LN2 1AS**

**[www.mundys.net](http://www.mundys.net)**

**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.