



5 York Road, Brookenby

Binbrook, Market Rasen, LN8 6EX

£320,000

A four bedroom detached family home situated in the quiet village location of Brookenby, on the edge of the sought-after village of Binbrook within the Lincolnshire Wolds. The property has spacious living accommodation and features a modern fitted Kitchen with integrated appliances as well as modern fitted Shower Rooms. Internally the accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Downstairs WC and a First Floor Landing leading to four Bedrooms, Family Bathroom and En-Suite Shower Room to the Main Bedroom. Outside the property has a driveway providing off-street parking which also gives access to a secure gated area and a single garage. There is also a lawned garden to the rear. The property is well-located within easy access of both the Market Towns of Market Rasen and Louth and the Lincolnshire coastline. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating. Solar Panels.

EPC RATING – B

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West 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 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

With UPVC double glazed external door, wooden flooring, stairs to First Floor and understairs storage cupboard.

LOUNGE

20' 7" x 11' 11" (6.27m x 3.63m), with two UPVC double glazed windows and double doors, wooden flooring, fire surround and hearth with log burner and two radiators.

DINING ROOM

10' 4" x 10' 9" (3.15m x 3.28m), with two UPVC double glazed windows, wooden flooring and radiator.

KITCHEN

14' 0" x 9' 10" (4.27m x 3m), with UPVC double glazed window, laminate tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand, stainless steel sink, four ring gas hob with extractor fan over, stainless steel splashback, integral oven, microwave, dishwasher and fridge freezer, spotlighting and radiator.



UTILITY ROOM

6' 5" x 6' 4" (1.96m x 1.93m), with UPVC double glazed external door, wall unit, base unit with work surface over, plumbing/spaces for washing machine and tumble dryer and laminate tiled flooring.

WC

With UPVC double glazed window, tiled flooring, low level WC, wash hand basin and radiator.

FIRST FLOOR LANDING

With UPVC double glazed window, radiator and bannister rail.



EN-SUITE

6' 6" x 6' 0" (1.98m x 1.83m), with UPVC double glazed window, laminate flooring, low level WC, wash hand basin with cupboard space below, panel boarded walls, heated towel rail, spotlighting and extractor fan.

BEDROOM 1

13' 1" x 12' 0" (3.99m x 3.66m), with two UPVC double glazed windows and radiator.

BEDROOM 2

10' 4" x 10' 2" (3.15m x 3.1m), with two UPVC double glazed windows and radiator.

BEDROOM 3

12' 1" x 7' 0" (3.68m x 2.13m), with two UPVC double glazed windows and radiator.

BEDROOM 4

10' 9" x 10' 1" (3.28m x 3.07m), with UPVC double glazed window and radiator.



BATHROOM

6' 6" x 6' 4" (1.98m x 1.93m), with UPVC double glazed window, laminate flooring, low level WC, wash hand basin with cupboard space below, bath with shower over, panel boarded walls, illuminated heated mirror, heated towel rail, spotlighting and extractor fan.



OUTSIDE

To the front of the property there is a lawned garden with a block paved driveway providing off-street parking. There is secure gated access to a further parking space which also gives access to the single garage. To the rear there is a lawned garden with a range of mature shrubs.

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

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, Dale & 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.

CMH and J Walter 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 who 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

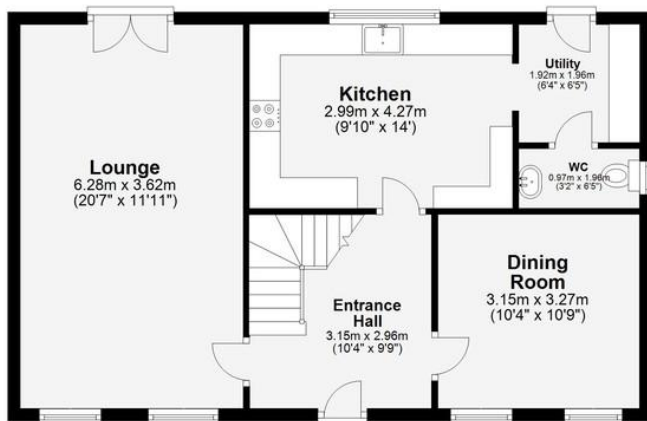
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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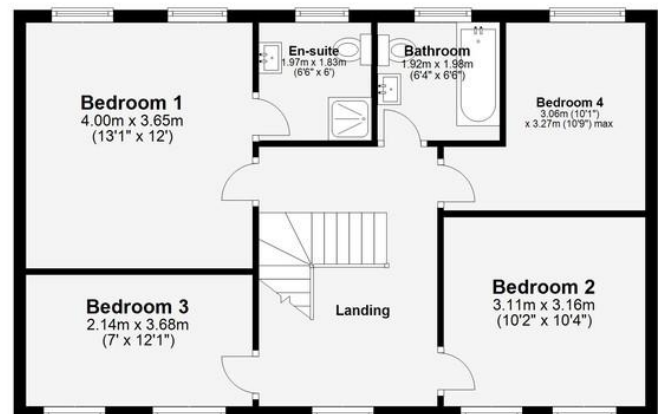
Ground Floor

Approx. 62.9 sq. metres (676.5 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.5 sq. feet)



Total area: approx. 125.1 sq. metres (1347.0 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.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

