



8 York Road, Brookenby

Binbrook, Market Rasen, LN8 6EX



Book a Viewing!

£350,000

A substantial family home positioned in a quiet residential area within the village of Brookenby, which is nestled in the heart of the Lincolnshire Wolds. The spacious accommodation comprises of Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, Study, Breakfast Kitchen with Pantry, Utility Room and a First Floor Landing leading to four Double Bedrooms, Master with En-Suite Shower Room, Bathroom and Separate WC. The property sits on a plot of approximately 0.23 acres (STS) with lawned front garden, side driveway and single garage. To the rear there is a generous garden backing onto open fields with a brick built dual aspect Garden Room. Viewing of the property is essential to appreciate the space and massive potential on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Brookenby is situated just on the outskirts of the larger village of Binbrook, which 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.



HALL With staircase to the First Floor, understairs storage cupboard, double glazed window to the side aspect and radiator.

CLOAKROOM/WC 6' 9" x 5' 8" (2.08m x 1.74m), with close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator and double glazed window to the side aspect.

LOUNGE 15' 11" x 11' 10" (4.87m x 3.62m), with double glazed window to the front aspect, double glazed walk-in bay window to the rear aspect, gas fire within a feature fireplace and radiator.

DINING ROOM 14' 4" x 11' 11" (4.37m x 3.65m), with double glazed window to the rear aspect, doors to the Conservatory and two radiators.



KITCHEN/BREAKFAST ROOM 15' 11" x 10' 11" (4.87m x 3.34m), fitted with a range of wall and base units with work surfaces over, eye-level electric oven and microwave, electric hob with extractor fan over, 1½ bowl sink with side drainer and mixer tap over, spaces for fridge freezer and dishwasher, tiled flooring, tiled splashbacks, breakfast bar, tall radiator, door to the Conservatory and double glazed window to the front aspect.

PANTRY 4' 10" x 2' 10" (1.49m x 0.88m), with double glazed window to the front aspect, tiled flooring and shelving.

CONSERVATORY 13' 3" x 11' 10" (4.05 m x 3.62m), with double glazed windows and French doors to the garden and wood-effect flooring.

REAR HALL With tiled floor and side entrance door.

UTILITY ROOM 4' 10" x 5' 8" (1.49m x 1.74m), fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for a washing machine, wall-mounted gas-fired central heating boiler, tiled flooring, tiled splashbacks and double glazed window to the side aspect.



STUDY 8' 11" x 4' 7" (2.72m x 1.40m), with double glazed window to the rear aspect, wood-effect flooring and radiator.

FIRST FLOOR LANDING With double glazed window to the front aspect, airing cupboard and radiator.

BEDROOM 1 15' 11" x 11' 10" (4.87m x 3.62m), with double glazed window to the front aspect, double glazed walk-in bay window to the rear aspect, range of fitted wardrobes and radiator.



EN-SUITE SHOWER ROOM 3' 1" x 5' 7" (0.94m x 1.71m), with shower cubicle with electric shower, pedestal wash hand basin, tiled walls, tiled flooring, radiator and spotlights.

BEDROOM 2 11' 7" x 11' 6" (3.54m x 3.52m), with two double glazed windows to the rear aspect, fitted wardrobe, pedestal wash hand basin and radiator.



BEDROOM 3 12' 3" x 11' 6" (3.74m x 3.52 m), with double glazed window to the rear aspect, fitted wardrobe, pedestal wash hand basin and radiator.

BEDROOM 4 11' 10" x 7' 10" (3.63 m x 2.39m), with double glazed windows to the side and rear aspects, pedestal wash hand basin and radiator.

BATHROOM 6' 6" x 7' 2" (2.00m x 2.19m), with panelled bath with shower over, pedestal wash hand basin, part-tiled walls, radiator and double glazed window to the front aspect.

SEPARATE WC 7' 2" x 2' 11" (2.19m x 0.89m), with close coupled WC, part-tiled walls and double glazed window to the rear aspect.

OUTSIDE The property sits on a generous plot of approximately 0.23 acres (STS). To the front there is a lawned garden with mature shrubs and a side driveway providing off-street parking and giving access to the garage. The garage has an up and over door to the front aspect, light and power. To the rear there is a generous garden which is laid mainly to lawn with a patio seating area, greenhouse, mature trees, shrubs and an attractive dual aspect brick built Garden Room and patio.

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

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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

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CWH, J Walter and Callum Lyman 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.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the costs 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 the details are accurate however they be for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline of 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 whatsoever in relation to this property.
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Total area: approx. 178.3 sq. metres (1919.2 sq. feet)

For illustration purposes only. Plan produced using Planit.

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.

