



## 9 Canberra Crescent

Brookenby, Binbrook, LN8 6ER



Book a Viewing!

**£136,950**

A well presented Two Bedroom Semi Detached House set back from the road in an elevated position and on a corner plot with a front garden, driveway providing ample off road parking and a pleasant rear garden. Internally the property offers an Entrance Hall way, Kitchen Diner with modern fitted Kitchen, Lounge and a First Floor Landing leading to Two Double Bedrooms and a Bathroom. The property is well located within the village of Brookenby, just a short walk from Binbrook and a range of local shops and village facilities. Brookenby is also well located for easy access to both Market Rasen and Louth. The property benefits from solar panels (leased). Viewing of the property is recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

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

**LOCATION**

Brookenby is situated just a short walk from the village of Binbrook. 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.



## ACCOMMODATION

### HALL

With external door, vinyl flooring, stairs to the first floor and under stairs storage cupboard.

### KITCHEN/DINER

20' 9" x 10' 0" (6.32m x 3.05m) With two UPVC double glazed windows and external door, laminate flooring, fitted with a range of wall and base units with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, spaces for a freestanding cooker and tumble dryer, cupboard with space for a fridge freezer, plumbing and space for washing machine and radiator.



### LOUNGE

14' 6" x 11' 7" (4.42m x 3.53m) With UPVC double glazed window and radiator.

### FIRST FLOOR LANDING

With UPVC double glazed window and cupboard space housing the gas fired central heating boiler.

### BEDROOM 1

14' 6" x 10' 11" (4.42m x 3.33m) With UPVC double glazed window and radiator.

### BEDROOM 2

11' 7" x 9' 9" (3.53m x 2.97m) With UPVC double glazed window, fitted wardrobes and radiator.



### BATHROOM

10' 2" x 5' 9" (3.1m x 1.75m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with shower over, radiator and access to the roof void.

### OUTSIDE

To the front of the property there is a lawned garden and a gravelled driveway providing ample off road parking. A gate leads to the side of the property with a patio seating area, raised decked seating area and an outside store. There is a further garden to the rear which is mainly laid to lawn with a raised decked area leading to a summer house and an area to the side with a lawned area, apple tree and a further detached outbuilding.





**WEBSITE**

Our detailed website show 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 & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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.

CWH, J Walter and Callum Lyman 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.

Coverings 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 roughly checked.

**GENERAL**

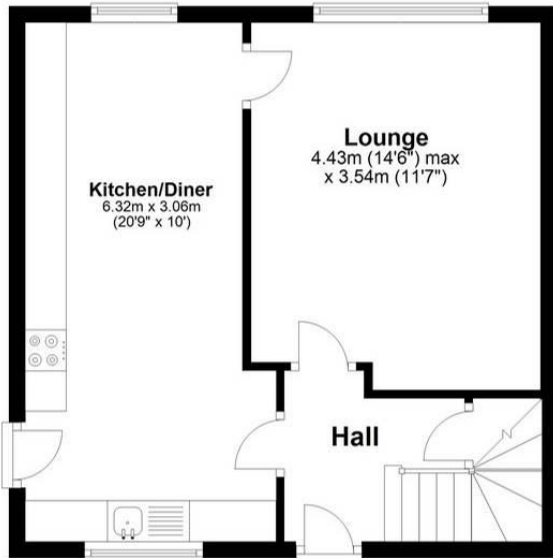
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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 a not verified.

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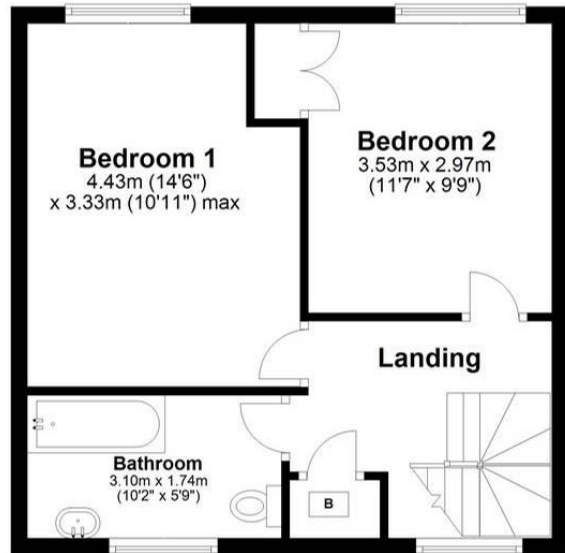
**Ground Floor**

Approx. 39.7 sq. metres (427.4 sq. feet)



**First Floor**

Approx. 40.1 sq. metres (431.9 sq. feet)



**Total area: approx. 79.8 sq. metres (859.4 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.

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG25 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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.

