



11 Manor Drive

Binbrook, Market Rasen, LN8 6BX

£215,000

Offered for sale with no chain and benefitting from a recently refurbished Kitchen Diner and Shower Room, we are delighted to present for sale this detached bungalow in a desirable cu de sac with scenic Church views. This larger than anticipated property briefly comprises: Entrance Hall, Large Lounge, Two Bedrooms, Shower Room, WC and Dining Kitchen. Externally the property benefits from a long gated side driveway leading in turn to the Detached Garage and the enclosed Rear Garden with delightful paved patio area as well as a raised Decked area with French style doors to Bedroom Two. The property has also been improved and upgraded to include a new electrical consumer unit, upgraded and updated wiring and lighting and a new 'Ideal' combi boiler.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C

LOCAL AUTHORITY - East 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.



ACCOMMODATION

ENTRANCE HALL

With uPVC entrance door opening into the entrance hallways, grey oak effect laminate flooring, recessed downlighting, radiator, doors to all principal rooms and door to useful storage/airing cupboard.

LOUNGE

16' 7" x 12' 0" (5.06m x 3.67m) Having bowed uPVC window to the front elevation, radiator, ceiling light point and tv point.

BEDROOM ONE

12' 4" x 11' 10" (3.76m x 3.61m) Having uPVC window to the front elevation, radiator and ceiling light point.



BEDROOM TWO

13' 3" x 9' 1" (4.04m x 2.78m) Having uPVC French style doors to the rear elevation and opening onto an elevated decking area which overlooks the rear garden, loft access hatch, ceiling light point and radiator.

SHOWER ROOM

5' 11" x 6' 3" (1.81m x 1.93m) Recently refurbished. Having vanity wash hand basin, shower cubicle with sliding glazed entrance doors and double headed direct feed shower, Aqua-panelling to walls, grey oak effect vinyl flooring, uPVC frosted window to the rear elevation, recessed downlighting, extractor fan and radiator/towel rail.

WC

5' 7" x 2' 9" (1.72m x 0.86m) Having grey oak effect vinyl flooring, frosted uPVC window to the rear elevation, recessed downlighting and WC.



KITCHEN DINER

10' 10" x 15' 1" (3.32m x 4.62m) Recently refurbished. Light oak effect fitted units to base level with contrasting work surface over, gloss finished tiled upstands and further complementing units to eye level, Integral 'AEG' cooker, 'AEG' 4 ring gas hob with extractor over, spaces for washing machine and fridge freezer, corner cupboard housing the recently installed 'Ideal' gas fired combi boiler and electrical consumer unit, frosted uPVC side window and entrance door to the side elevation, uPVC window to the rear elevation, grey oak effect laminate flooring, recessed downlighting and radiator.

OUTSIDE

The Front Garden is set predominately to lawn with side gated driveway leading in turn to the Detached Garage. A paved pathway leads to the front entrance door. The Rear Garden is fully fenced and enclosed with a lawn, flowerbeds and borders, paved patio area and a further raised decking area.

GARAGE

Detached brick built garage having up and over door, power, lighting and a side window.





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

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 then we will receive a referral fee of up to £125.

Westaby Financial Services 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.

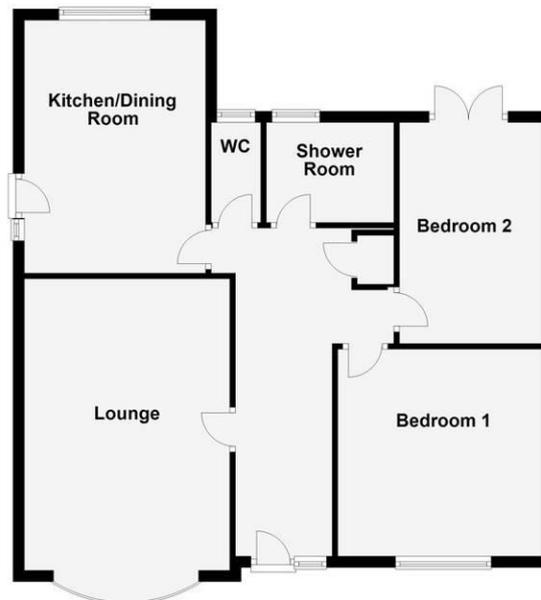
GENERAL
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Ground Floor

Approx. 78.5 sq. metres (845.2 sq. feet)



Total area: approx. 78.5 sq. metres (845.2 sq. feet)

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

Mundy's Estate Agents
Plan produced using PlanUp.

11 Manor Drive, Binbrook

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