



11, Meadow Drive

| Binbrook, Market Rasen | LN8 6DA

£220,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 11

Meadow Drive |

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£220,000

Spacious Detached Bungalow in a quiet pot within this 'Edge of Wolds' village. Binbrook has a thriving village community with clubs and activities to take part in for all ages. There's a Post Office and Store, Takeaway, Church, Village Hall which hosts many events and a Good Primary School. Secondary Schooling can be found in Market Rasen, around eight miles away at De Aston School, a leisure centre and there's a Railway Station for anyone needing to travel further afield. Similarly, you can travel just over ten miles and find yourself in the pretty town of Louth which also offers a good selection of shopping services.

This detached bungalow is warmed by Gas Radiator Heating and retained by uPVC Double Glazing, there's a Large Conservatory and the good sized main accommodation comprises in brief: Entrance Porch, Reception Hall, 'L' Shaped Lounge/Dining Room, Fitted Kitchen, Utility Room, Three Bedrooms, En-Suite Shower Room plus Bathroom and a Garage that has been plastered out and could be used as a Hobby or Craft Room or simply for your car.

- Edge of Wolds Village
- Large Conservatory
- Good Sized Accommodation
- 'L' Shaped Lounge/Diner
- Kitchen plus Utility Room
- Three Bedrooms
- En-Suite Shower plus Bathroom
- Drive, Garage and Gardens



#### Entrance Porch

Panelled entrance door, sealed unit double glazed side screen. Coving. Obscure single glazed inner door and side screen to:-

#### Reception Hall

Radiator. Coving. Access to loft. Coat cupboard. Airing cupboard housing hot water cylinder.

#### 'L' Shaped Lounge/Diner

20'1 x 13'1 into bay plus 8'9 x 7'3 (6.12m x 3.99m into bay plus 2.67m x 2.21m)

Electric fire with marble effect hearth and surround. Coving. Bay window to front and additional window to side. One double and one single radiator.







#### Kitchen

9'9 x 10'4 (2.97m x 3.15m)

Maple effect wall and base units, wall units with pelmets and concealed lighting under. Roll top work-surfaces having inset one and a half bowl single drainer sink top. Display shelving. Built-in electric oven, electric hob and concealed extractor. Tiled splashbacks. Radiator. Window to rear. Door to:-

#### Utility Room

5'1 x 8'10 (1.55m x 2.69m)

Wall mounted double cupboard. Work-surface. Gas boiler. Window to rear. Doors to conservatory and garage.

#### Conservatory

10'5 x 15'5 (3.18m x 4.70m)

uPVC double glazed windows to sides and rear. Double glazed door to side.

#### Bedroom One

9'7 x 11'8 plus wardrobe (2.92m x 3.56m plus wardrobe)

Double wardrobe. Coving. Radiator. Window to rear. Door to:-

#### En-Suite Shower Room

Step-in cubicle. Low level w.c. Corner wash basin. Tiling to coving height. Window to rear. Radiator.

#### Bedroom Two

10'3 x plus wardrobe x 10'10 (3.12m x plus wardrobe x 3.30m)

Three double wardrobes. Two drawer units. Two bedside cabinets. Window to side. Radiator. Coving.

#### Bedroom Three

11'11 into recess x 6'10 (3.63m into recess x 2.08m)

Coving. Double radiator. Window to front.

#### Bathroom

Panelled bath. low level w.c. Pedestal wash basin. Radiator. Tiling to water sensitive areas. Coving. Window to rear.

#### Front Garden

Lawn. Flower borders. Block paved driveway with parking for two cars and access to Single Attached Garage.

#### Single Garage

16'7 x 8'11 (5.05m x 2.72m)

Currently set up as Hobby or Craft Room. Up and over door. Light and electric. One wall mounted double cupboard and one double base unit.. Window to side.

#### Rear Garden

Patio. Lawn. Borders. Shed.

#### Additional Information

Tenure: Freehold

EPC Rating: D

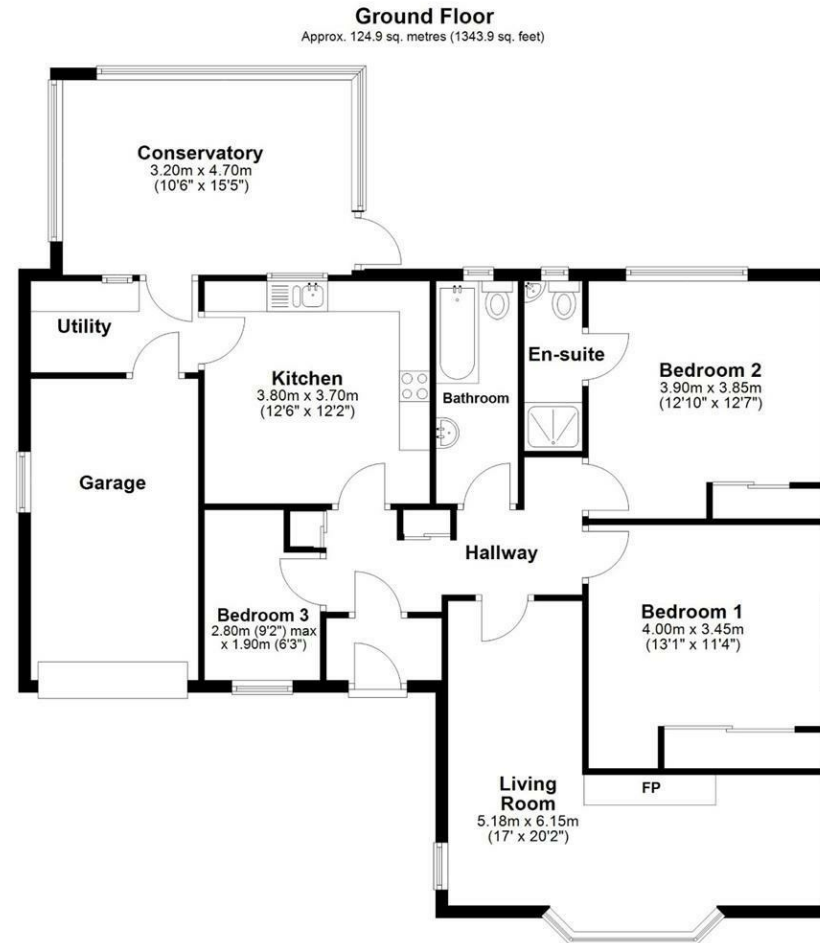
Services: All mains services are connected

Council Tax Band: D - East Lindsey



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Total area: approx. 124.9 sq. metres (1343.9 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

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Agents Note:  
Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.