



2, Meadow Drive

| Binbrook, Market Rasen | LN8 6DA

Offers In Excess Of £185,000



Perkins George Mawer & Co.

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

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**** COMPETITIVELY PRICED **** This is a Beautifully Presented, Detached Bungalow set in the Lincolnshire Wolds Village of Binbrook. The village has a thriving community feel with many clubs, socials and activities that can get you mingling with your neighbours. There is a takeaway outlet, Post Office and Store, Garage, Church, bustling Village Hall and an 'Ofsted Good' rated Primary School. Take a walk out and you'll soon be in the beautiful Lincolnshire Wolds Countryside with amazing views, perfect for time to relax, exercise or cycle. Anyone wanting secondary schooling or a greater selection of shops and services can wander into Market Rasen which is just over eight miles distance and has its own Railway Station.

This bungalow is beautifully presented and has been a cherished home with great neighbours. It is warmed by gas central heating and retained by uPVC double glazing. The tastefully decorated accommodation comprises in brief: Reception Hall, Living Room, Fitted Kitchen/Breakfast Room, Utility, Two Double Bedrooms, Re-Fitted Shower Room, Conservatory/Garden Room. Well tended and Manicured Gardens to Front Side and Rear with stream running through to the rear. Parking plus Single Garage. Must be viewed inside to appreciate.

- **** COMPETITIVELY PRICED ****
- Beautifully Maintained & Presented
- Fitted Kitchen & Utility
- Pretty Rear Garden
- Lovely Detached Bungalow
- Living Room Plus Conservatory
- Two Bedrooms & Shower Room
- No Chain

Entrance Porch

Approached through uPVC entrance door with two double glazed inserts and matching side screens. Single glazed inner door and side screen to:-





Reception Hall

Radiator. Wood effect floor. Coving. Access to loft. White panel effect doors off. Coat cupboard.

Living Room

17'1 x 11'8 into square bay window (5.21m x 3.56m into square bay window)

Walk-in square bay window to the front. Gas coal effect fire with marble effect hearth plus surround and white mantel over. Window to side. Wood effect floor. One double and one single radiators.

Fitted Kitchen/Breakfast Room

8'11 x 15'1 (2.72m x 4.60m)

Cream 'Shaker' style units with pewter finish knobs. Matching larder unit. Wood effect work-surfaces with inset cream one and a half bowl single drainer sink top. Cream painted wood panelled splashbacks. Coving. Window to rear. Radiator. White panel effect door to:-

Utility Room

6'8 x 5'7 (2.03m x 1.70m)

Wood effect work-surface. Space for Fridge/Freezer plus two additional domestic appliances. Radiator. Gas boiler. Coving. Window to side. Half uPVC panelled door to garden. Door to Garage.

Bedroom One

10'10 x 9'8 plus bedroom furniture (3.30m x 2.95m plus bedroom furniture)

Range of bedroom furniture including three double and one single wardrobes. Coving. Radiator. Window to rear.

Bedroom Two

10'4 x 10'10 (3.15m x 3.30m)

Two double wardrobes. Coving. Radiator. Window to front.





Re-Fitted Shower Room

Full width shower with 'Mermaid' style boarding. Low Level W.C. Wash Hand Basin in vanity with white high-gloss unit under. Painted wood panelling to dado height Radiator. Window to side. Coving. Airing cupboard housing hot water cylinder.

Garden Room

8'11 x 8'0 (2.72m x 2.44m)

Accessed via the garden through uPVC double glazed door. Radiator. uPVC double glazed windows to sides and rear.

Front Garden

Lawn. Driveway providing Parking and access to the Single Garage.

Single Garage

Up and over door.

Side Garden

There is a gravelled side garden.

Rear Garden

Side gated access. Timber garden shed. Landscaped, low maintenance pebbled garden area. Lawn. Cold water tap. Stream to the bottom boundary.

Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: D

Council Tax Band: C - East Lindsey

AGENTS NOTE: There is a water pump house near the property which has been installed to reduce the risk of flooding. The bungalow and neighbours have never flooded but this may come up as a Higher Risk Area.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 99.5 sq. metres (1071.2 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.