



# Wolds Haus , Kirmond Road

| Binbrook, Market Rasen | LN8 6HY

£280,000



**Perkins George Mawer & Co.**

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

# Wolds Haus

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This is a Beautiful, 'Eco' Three Bedroom Detached Bungalow in a quiet location within the village of Binbrook set in "The Lincolnshire Wolds" which has an abundance of Countryside Walks, cycle path all with Spectacular Views. Binbrook is a Rural Village with a Shop, Pub and Medical Centre it has a strong community which offer clubs and groups on a weekly basis and a church that is well worth a visit. The village also has historical connections to RAF Binbrook.

The 'Eco' benefits of this property are Solar Panels, Air Filter Ventilation, Rain Water Harvesting serving and there is still New Home Guarantee Term remaining for 'Peace of Mind'. The water harvesting serves the WC. and washing machine. Additional benefits are Air Source Heat Pump provides under floor heating, air conditioning to main room and bedroom three and electric car charger.

The bungalow has an open plan living space with windows and patio door providing a light and airy ambience. There are two double bedrooms, one with fitted wardrobes and a third single bedroom or an ideal office. The bathroom has a three piece suite with a shower over the bath. The hallway has a wide entrance with a generous amount of storage cupboards.

Lawned garden to the front and a gravel drive sufficient to park two cars. The rear enclosed garden is mostly laid to lawn with planting beds and a patio area. Access to the property is from the side.

- Three Bedroom Detached Bungalow
- Eco Home. Rain Water Harvesting, Solar Panels, Air Purifiers.
- Air source heat pump underfloor heating throughout
- Quiet Cul de Sac Location in Wolds Village
- Open Plan Living Area
- South Facing, Generous Garden with Patio.
- Epc Rating B with low cost bills
- Modern Neutral Decor ready to move into.

## Main Entrance.

Attractive storm porch with inset lighting and additional wall mounted lights, galvanised steel door with stain glass glazed panels opening into





### Entrance Hall

A wide access with grey oak style flooring, painted walls with coving, twin central ceiling lights, double oak doors opens up a cloaks area with lighting and electric meters and fuse board. , single oak door provides storage space and housing under floor heating controls and with a light, wall mounted thermostat, smoke alarm, loft access, air purifier. Oak doors with chrome furniture to all rooms.

### Living Space

22'04" x 17' 11" widest (6.81m x 5.18m 3.35m widest)  
The Living area and throughout the bungalow is decorated to a neutral, modern finish with two Upvc windows in the kitchen area and two Upvc windows with plantation shutters and Upvc French Doors in the lounge area leading out to the rear garden and patio. The floor finish is a grey wood effect finish. Wall mounted Air Conditioning Unit, underfloor heating control and part chrome power points. Smoke and heat detector, coving, two air purifiers and chrome spotlights to the ceiling.

There are a selection of wall and base units in a neutral finish with an oak effect work surface and matching splash back with inset Belfast style 1 1/2 basin, drainer and mixer tap. Built in Hotpoint oven, black glass hob, stainless steel splash back and extractor canopy. Integrated slimline Hotpoint dishwasher and space and plumbing for a washing machine.



### Master Bedroom

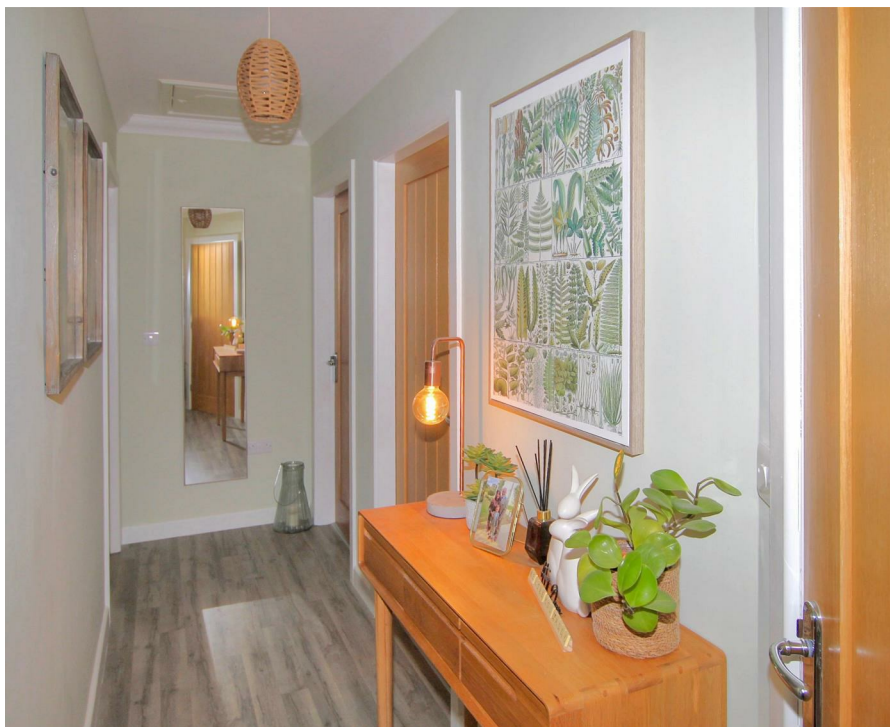
14'03" x 12'05" (4.34m x 3.78m)

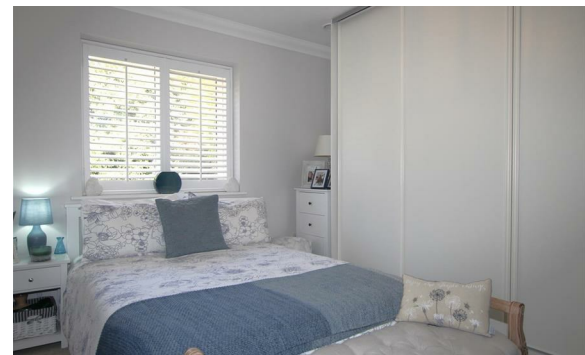
Upvc double glazed square bay window with plantation shutters to the front elevation, painted and clad effect feature wall, coving to the ceiling, light and air purifiers to the ceiling, television and telephone point, wall mounted under floor heating control, carpet finish to the floor.

### Bedroom Two

11'10" x 9'06" (3.61m x 2.90m)

Upvc double glazed window with plantation shutters to front elevation, air purifier, light and coving to the ceiling, wall mounted under floor heating control, television point and telephone point. Carpet finish to floor and fitted wardrobes.





### Bedroom Three

8'04" x 5'10" (2.54m x 1.78m)

Upvc double glazed window with plantation shutters to the side elevation. ceiling light, coving, telephone point, wall mounted under floor heating control and Air Conditioning Unit , air purifier, television point, carpet finish to the floor.

### Bathroom

8' 04" x 5'10" (2.44m 1.22m x 1.78m)

Upvc double glazed frosted window to side elevation. white suite comprising kidney shape bath having central taps with matching side panel, shower over incorporating chrome twin head showers and shower screen. Tiled grey slate wall with decorative border . Built in basin vanity unit with storage and complimentary black sparkle counter top., low level WC, wall mounted chrome towel rail, wall mounted under floor heating control, air purifier, chrome spot lights to ceiling grey wood effect floor finish.

### Front Elevation

Picket fence to the front elevation, lawned area with planting bed, gravel drive with turning point, wall mounted electric car charger and lights. Picket fence to side paved path leading to the rear garden and entrance with feature storm porch, wall mounted lights.

### Rear Elevation

Enclosed, South facing, generous size garden mostly laid to lawn with planting beds paved patio area and outside tap.

### Additional Information.

Tenure. Freehold

Council Tax. C

Services. Mains. Heating. Air Source Heat Pump

EPC B

What3words. recount.megawatt.bandage.





Total area: approx. 77.5 sq. metres (833.8 sq. feet)

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

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

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