



Wolds Haus

Kirmond Road | Binbrook | Market Rasen | LN8 6HY

£260,000



Perkins George Mawer & Co.

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

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This is a great opportunity to live in an energy efficient eco-home. This three bedroom detached bungalow is located off a private cul-de-sac road in the village of Binbrook in the stunning Lincolnshire Wolds.

Attention to detail has been the key within the build of this accommodation, having integrated solar panels, air source heat pump, underfloor heating throughout, mechanical ventilation and rainwater harvesting system. All of the systems make this property a very sustainable building with extremely low running costs.

This property briefly comprises; "L" shaped entrance hall with storage, open plan kitchen/dining room/ lounge, two double bedrooms, one single bedroom, bathroom with shower over bath, driveway with turning point. The property also benefits from the south facing rear garden and local amenities with the countryside on your doorstep.

- Detached Bungalow.
- Extremely Eco friendly.
- Air source heat pump underfloor heating throughout.
- Open kitchen/diner/lounge.
- In Lincolnshire Wolds Village
- Three Bedrooms.
- Integrated Solar Panels.
- Low heating costs.
- Bath & Shower

Main Entrance

Entrance hall

"L" shaped
kitchen/diner/lounge
22'34" x 17'98" (7.57 x 7.67)

Bedroom one

14'30" x 12'39" max (5.03 x 4.65 max)

Bedroom two

11'83" x 9'57" (5.46 x 4.19)

Bedroom three

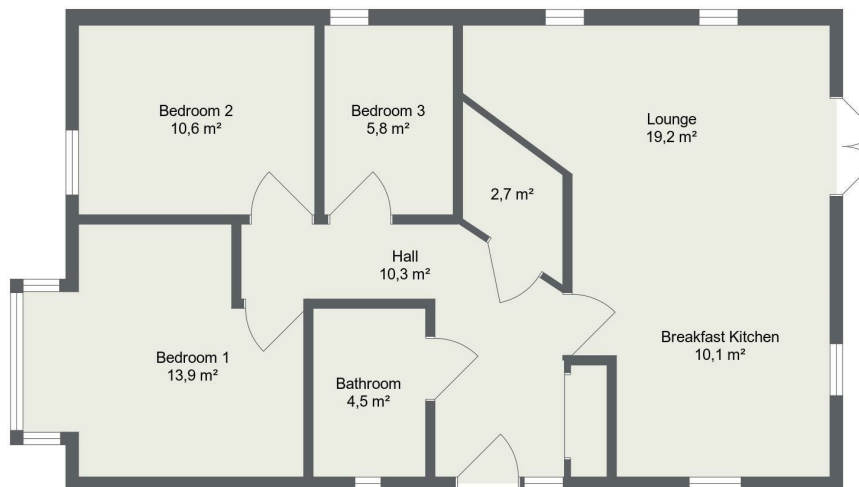
9'55" x 6'77" (4.14 x 3.78)

Bathroom

8'3" x 5'8" (2.51 x 1.73)

Front elevation

Rear elevation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	78	81
	EU Directive 2002/91/EC	

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