

Edelweiss, Kirmond Road

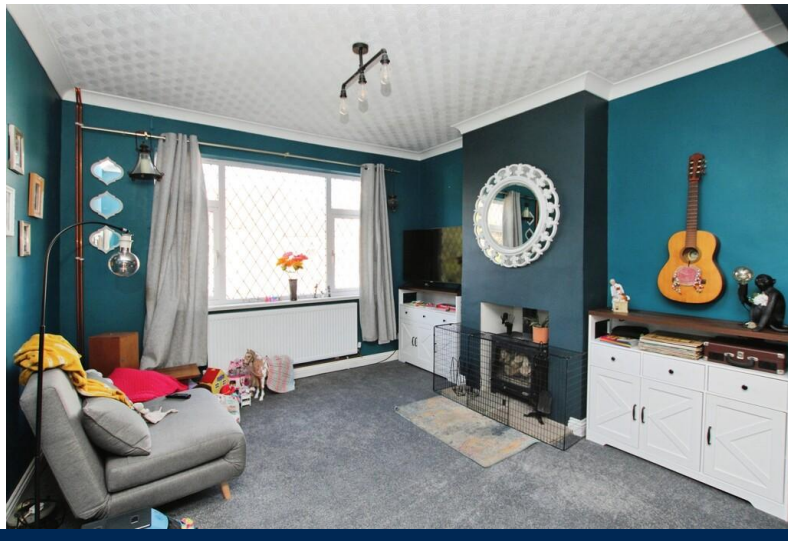
Binbrook, LN8 6DS

Book a Viewing!

£170,000

Edelweiss is a well presented three bedroom terraced property situated in the popular village of Binbrook, within the Lincolnshire Wolds. Offering accommodation arranged over two floors, the property presents an excellent opportunity for first time buyers, property investors or those looking to settle in a well served village location. The ground floor features a living room with a log burning stove, a separate dining area, kitchen and bathroom, while the first floor provides three bedrooms. Externally, the property benefits from front and rear gardens, including a generous lawned garden, patio area and a useful brick built outhouse.





Kirmond Road, Binbrook, Market Rasen, LN8 6DS







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

HALLWAY
16' 5" x 2' 11" (5m x 0.89m) Accessed via a composite external door to the front elevation, with tiled flooring throughout and a useful storage cupboard. The hallway provides access to the ground floor accommodation.

LIVING ROOM
12' x 12' (3.66m x 3.66m) A comfortable reception room featuring carpeted flooring, radiator and a uPVC double glazed window to the front elevation. A log burning stove provides an attractive focal point while the room opens through to the dining area.

DINING AREA
11' x 12' (3.35m x 3.66m) With wood effect laminate flooring and radiator, this space connects with the living room and provides a separate area for dining.









KITCHEN/BREAKFAST ROOM
14' 6" x 8' 6" (4.42m x 2.59m) Fitted with tiled flooring, radiator and dual-aspect uPVC double-glazed windows to the front and side elevations, together with a uPVC double glazed external door to the side. The kitchen comprises a range of wall and base units, an integrated stainless steel sink with drainer, space for a freestanding cooker, space and plumbing for a washing machine and space for a freestanding fridge freezer.

HALL
With stairs rising to the first floor and doors leading to the bedrooms.

BATHROOM
7' 10" x 6' 4" (2.39m x 1.93m) With tiled flooring, radiator, low level WC, wash hand basin and an integrated bath with dual taps and showerhead. A uPVC double glazed frosted window to the rear elevation provides natural light and privacy.

FIRST FLOOR LANDING
With stairs leading to the ground floor and doors providing access to the bedrooms.

BEDROOM 1 12' 9" x 7' (3.89m x 2.13m)
With solid wood flooring, radiator, uPVC double glazed window to the front elevation and decorative wooden panelling.

BEDROOM 2
7' 7" x 11' 10" (2.31m x 3.61m) With radiator and uPVC double glazed window to the rear elevation. An airing cupboard houses the boiler.

BEDROOM 3
12' x 5' 5" (3.66m x 1.65m) With radiator, uPVC double-glazed window to the front elevation and access to the roof void.

OUTSIDE FRONT
To the front of the property is a raised, well maintained lawn and side access leading towards the rear garden.

OUTSIDE REAR
The rear garden offers a generous lawn complemented by flowerbeds and mature shrubs. A slabbed patio provides space for outdoor seating and entertaining while side access connects the garden with the front of the property. Situated to the rear of the garden, the brick built outhouse provides useful additional storage or ancillary space.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 87.0 sq. metres (936.5 sq. feet)

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