



6 Chichester Road Binbrook Brookenby Market Rasen LN8 6EY

£295,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

A former RAF detached house, which boasts a modern and spacious interior and is situated on an elevated plot with attractive views across the Lincolnshire Wolds. The property offers plenty of off-street parking, as well as a good size rear garden and a modern gas fired central heating boiler. The accommodation briefly comprises of an entrance hall, ground floor WC, living room, open plan dining kitchen on the ground floor and three double bedrooms and bathroom on the first floor. EPC rating C

Rooms

Entrance Hall

With uPVC double glazed panel effect front door, coved ceiling, radiator, uPVC double glazed window, under stairs cupboard, laminate flooring and hive thermostat central heating control.

Cloakroom

With vanity handbasin, close coupled WC, uPVC double glazed window, oak door, radiator and tiled floor.
3'2" x 8'2" (1m x 2.5m)

Lounge

With fireplace housing wood burning stove and timber mantle shelf over, coved ceiling, dual aspect uPVC double glazed windows, telephone point, glazed oak door to hallway and double doors opening to kitchen diner.
12'4" x 17'3" (3.78m x 5.29m)

Kitchen area

With modern fitted kitchen having curved fitted base cupboards, drawers and cupboards in ivory, black granite worktops, integrated Neff electric induction hob and Haier extractor hood over, integrated Neff eye level double oven, dishwasher, porcelain sink and mixer tap, granite splash backs, coved ceiling, down lighters, uPVC double glazed patio doors, uPVC double glazed side entrance door and opening to:
20'3" x 8'9" (6.2m x 2.73m)

Dining area

With uPVC double glazed window, radiator, coved ceiling, oak glazed door opening to hallway.
10'4" x 12'4" (3.18m x 3.78m)

Stairs to 1st floor split level landing

With oak and glass staircase, large uPVC double glazed window overlooking rear garden, further uPVC double glazed side window, built-in cupboard housing Ideal gas fired central heating boiler, radiator, coved ceiling, access to roof space and built in airing cupboard having a radiator and storage shelving.

Bedroom 1

With a large uPVC double glazed window having attractive views across the Lincolnshire Wolds, radiator, further uPVC double glazed window to side elevation, coved ceiling, built-in wardrobe and oak door.
12'4" x 17'4" (3.79m x 5.31m)

Bedroom 2

With uPVC double glazed window having views over The Lincolnshire Wolds, radiator, further uPVC double glazed window to side elevation, built-in wardrobe and oak door.
10'4" x 12'3" (3.18m x 3.76m)



Bedroom 3

Currently used as an office with radiator, fitted wardrobe, uPVC double glazed window, coved ceiling and oak door.

13'9" x 8'9" (4.25m x 2.73m)

Bathroom

With white four piece suite comprising of a panel bath and splash tiling over, vanity wash basin, WC, two obscured uPVC double glazed windows, radiator, coved ceiling, tiled shower cubicle housing mains fed shower, extractor fan and down lighters.

9'6" x 6' (2.95m x 1.84m)

Front garden

Which is mostly laid to lawn and has concrete and block work foot paths. A Tarmac driveway leads to:

Single detached garage

With up and over garage door. At the rear of the garage there are two integrated stores (one with power) which have uPVC double glazed access doors.

Rear and Side Garden

The spacious rear garden includes lawns, sandstone paths and patios, flower and shrub beds, inset shrubs, ornamental trees and raised fruit and vegetable beds.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

Tenure

Property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band C.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office.

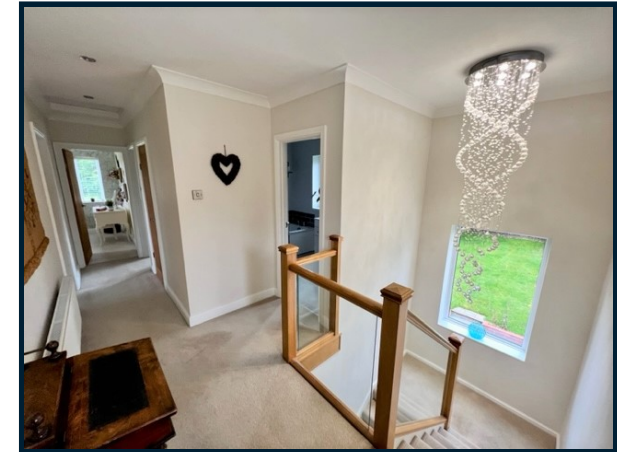
Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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