

## VILLAGE & COUNTRY

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### SPRINGFIELD, ORFORD ROAD, BINBROOK. LN8 6DU



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### SPRINGFIELD, ORFORD ROAD, BINBROOK

This is genuinely a very appealing 1930's Art Deco detached family residence, of some considerable charm and character, very pleasantly located on a good sized plot of approximately 0.27 of an acre (sts) on the north eastern fringe of the popular village of Binbrook. The house has very attractive and far reaching views out over the adjoining rolling countryside of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty.

The house provides an excellent range of well laid out and appointed accommodation which fortunately still retains many of the original period features from staircase balustrade with pitch pine detailing, period ceramic tiled fireplaces, original exposed floorboards, large feature windows affording lovely views. The accommodation comprises; Entrance Porch, Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen with a good range of contemporary design style fitted units, Landing, a refurbished Family Bathroom with an excellent standard of appointment, Study/Nursery Bedroom and three further Bedrooms of overall excellent proportions.

**A formal viewing is highly recommended.**

**See the Aerial Video tour at [vimeo.com/151804439](https://vimeo.com/151804439)**



## THE AREA

Binbrook is a small, quiet village located in the very heart of the Wolds with an active community spirit. Local amenities include a primary school, medical surgery with pharmacy, village shop and a public house. There are good road connections out to the bustling market town of Market Rasen (8 miles) with its famous horse racing course, a good range of shopping and social facilities which include a railway station and a Tesco's supermarket; the Georgian market town of Louth (9 miles), Caistor with one of the best performing Grammar Schools in the UK (10 miles), Barnetby Railway station (16 miles) and Humberside Airport (17 miles), as well as the historic City of Lincoln, the market town of Horncastle and the M180 (all 19 miles respectively).

## ACCOMMODATION

**ENTRANCE PORCH** having period double doors with small obscure glazed panels; cloaks hanging space and period glazed panelled door with side panels providing access to:

**ENTRANCE HALL** having distinguished 1930's period staircase up to first floor with pitched pine handrail to the solid balustrade; oak floor covering, coving and radiator.

**CLOAKROOM** having small wash hand basin with tiled splash back, low level WC and extractor unit.

**LOUNGE** [19' 5" x 12' 2" (5.91m x 3.71m)] a very appealing reception room with curved Art Deco casement window providing attractive views over the front grounds; a very appealing Art Deco style fireplace with an Arrow multi fuel stove inset; coving, radiator, TV aerial point, telephone point and power points. French doors to:



*Lounge*

**OPEN SUN PORCH** which has access to the rear garden patio.

**DINING ROOM** [14' 1" x 13' 3" (4.29m x 4.04m)] an attractive reception room enjoying an appealing north easterly view over the open Wolds countryside from the feature curved casement window; glazed tiled fireplace (closed) set to one corner suitable for an electric fire; exposed pine floorboards, radiator and power point.



*Dining room*

**KITCHEN** [20' 5" x 7' 10" (6.22m x 2.39m)] enjoying a westerly view over the rear garden and neighbouring paddock land; having a range of modern contemporary fitted base, drawer and eye level units including glazed china cabinets, open shelving and wine rack; work surface areas with single drainer stainless steel one and half bowl sink unit with filter water tap inset.



*Kitchen*

A concealed Electrolux dishwasher and room beneath work surface for appropriate laundry white goods, with space to



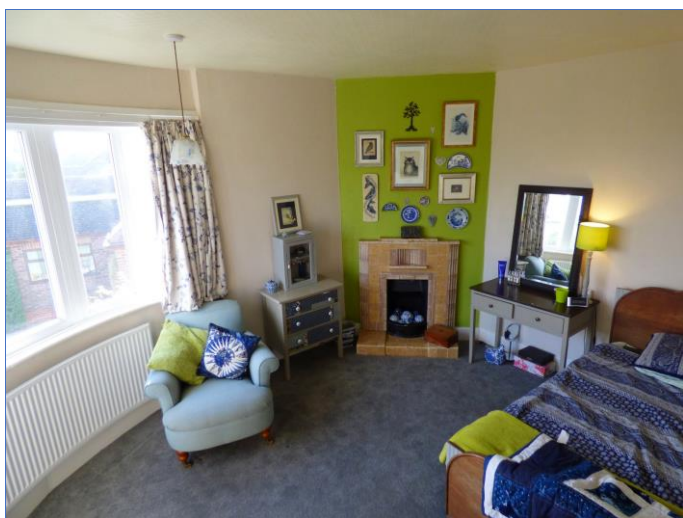
## VILLAGE & COUNTRY

one end for upright fridge/freezer. Space between units for a gas fired Rangemaster style cooker with brushed steel cooker hood above and general kitchen storage space to one corner with a broom cupboard containing the Biasi gas fired central heating boiler. There is also a walk in pantry to one end of the room, attractive tiled splash backs in part, quarry tiled style laminate floor covering, feature vertical contemporary design radiator to one wall and power points.

### FIRST FLOOR

**LANDING** of good size with large French doors providing access to the balcony with its panoramic view over the rolling countryside and Lincolnshire Wolds to the east; a power point and doors through to bathroom and all bedroom accommodation.

**BEDROOM 1** [14' 2" x 12' (4.31m x 3.65m)] having an outstanding south easterly view across Orford Road to open Wolds countryside from the Art Deco curved window; attractive 1930's period tiled fireplace set to one corner, coving, radiator and power point.



*Bedroom 1*

**BEDROOM 2** [14' 1" x 13' 3" (4.29m x 4.04m)] having a delightful north easterly view over rolling countryside to Brookenby on the horizon from the Art Deco curved window, coving, radiator and power point.



*Bedroom 2*

**BEDROOM 3** [13' 3" x 7' 11" (4.04m x 2.41m)] having both northerly and westerly outlooks over the rear garden and appealing open countryside beyond; coving, radiator and power point. Access to roof space.



*Bedroom 3*

**NURSERY BEDROOM/STUDY** [10' 9" x 4' 7" (3.27m x 1.42m)] having a very pleasant westerly view over rear garden and neighbouring paddock land; and power point.

**FAMILY BATHROOM** [7' 10" x 5' 10" (2.39m x 1.78m)] of good proportions enjoying both southerly and westerly outlooks over the rear garden and neighbouring countryside; attractively appointed in a contemporary design style featuring a free standing roll top bath with mixer tap/shower attachment and tiled splash back, large walk in shower cubicle with tall wide glazed shower screen, shower fitting and full height tiling. A large pedestal wash hand basin with tiled splash back, low level WC, ladder back style radiator/towel rail, large tiling to floor.

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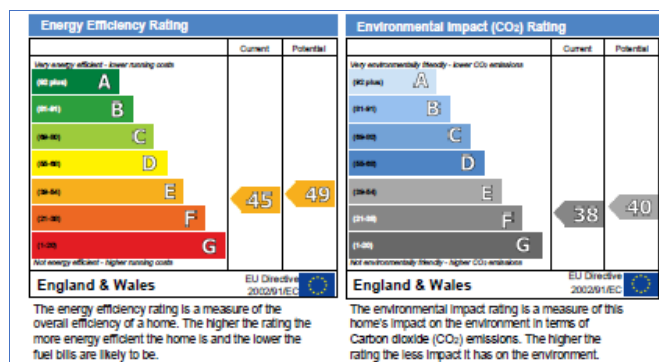
## OUTSIDE

The property is approached from Orford Road across a gravelled driveway which provides more than ample parking for both family and visitors and access to the **DETACHED GARAGE** [16' 11" x 11' (5.15m x 3.35m)] having double entrance doors opening into a **WORKSHOP AREA** [11' x 7' 10" (3.35m x 2.39m)] set to the rear with some added storage space to roof space, light fitting and power points. The front garden has been attractively landscaped with flowerbeds and borders which contain a profusion of flowering shrubs, plants, grasses and ornamental conifers. The property is sheltered from the roadside by mature hedging and there is panelled fencing running along both the northern and southern boundaries through to the rear garden. There are steps up to the open front entrance porch area with a paved footpath. There are gateways either side of the house providing access to the rear.

The rear garden has a westerly outlook through the post and rail fencing across the neighbouring paddock land and open countryside beyond. To the rear of the property is a good sized block paved patio area onto which the French doors of the lounge and sun porch open. There is a meandering block paved pathway across the garden with a further block paved patio area set to one side with an arbour which enjoys a south westerly aspect. The garden is predominantly laid to lawn with a large wildlife pond set to the south eastern corner. Within the northern corner of the grounds is a large log style **STUDIO/GARDEN ROOM** [15' 7" x 12' 3" (4.75m x 3.73m)] of excellent proportions utilised at present as a craft/design/art studio; having a pleasant southerly outlook over the rear garden, light fitting and power point. A useful garden shed is set to one corner.



Overall aerial



**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.  
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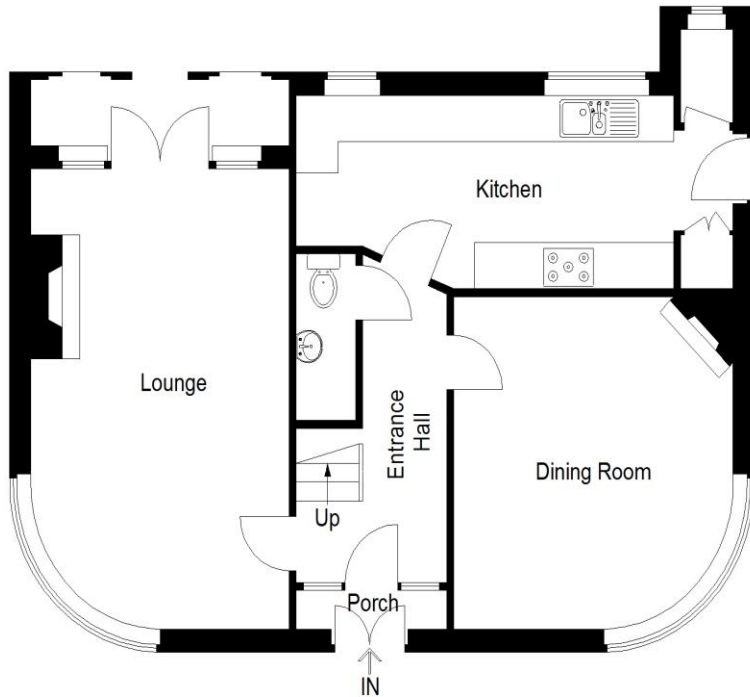
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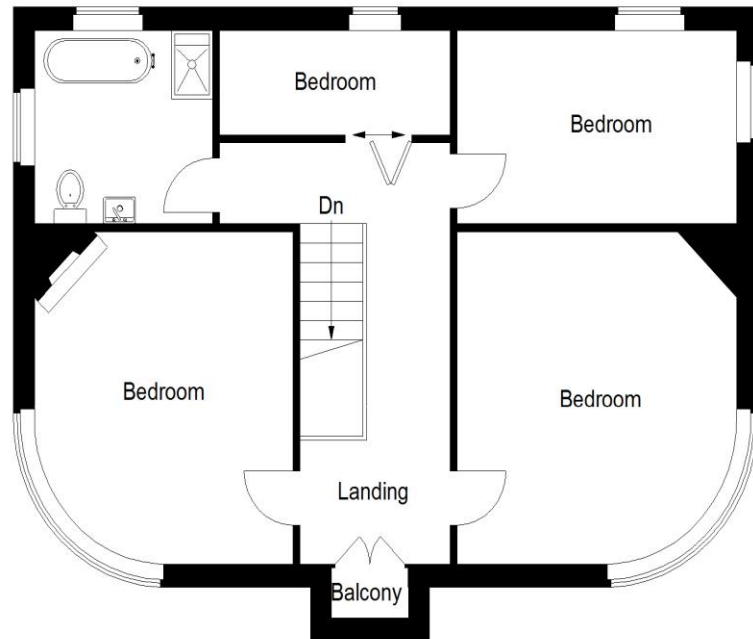
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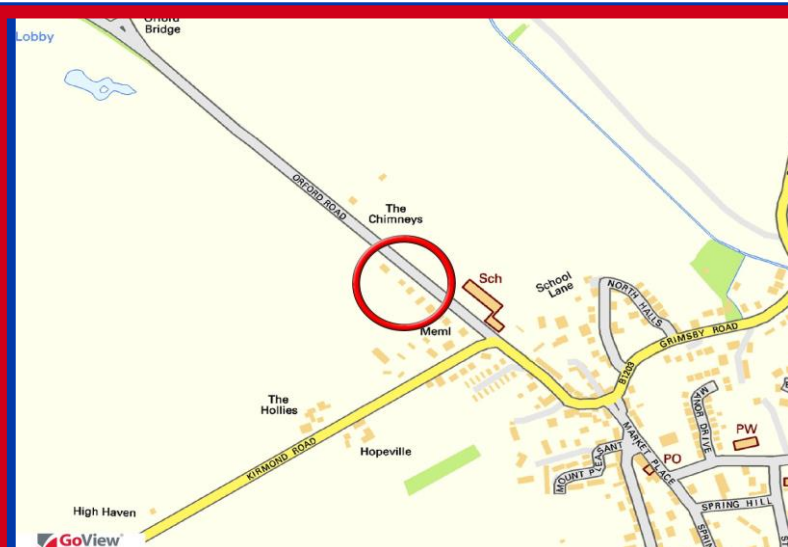
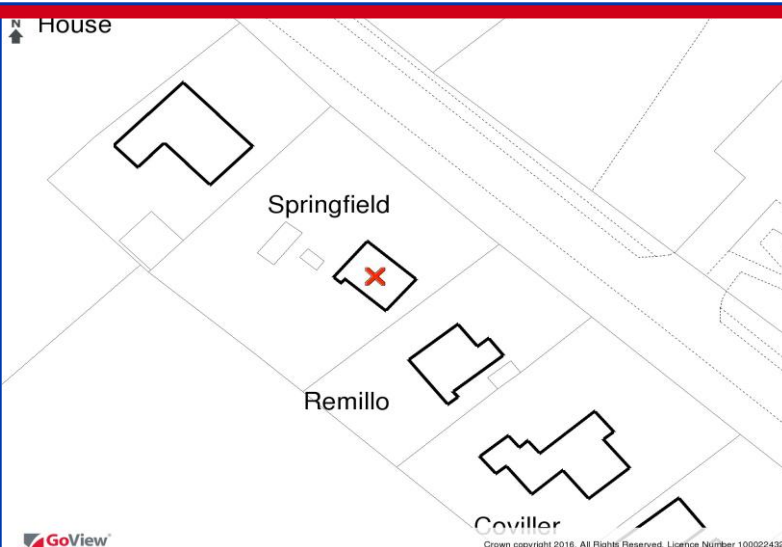
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced for Robert Bell & Co



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