



22 Manor Drive, Binbrook  
LN8 6BX

**MASONS**  
EST. 1850









**An opportunity to acquire a spacious family home located in the popular village of Binbrook and close to a range of amenities. Located on a good sized plot, this superb home has front and rear gardens with excellent views of the Church of St. Mary with St. Gabriel. The property is finished to an excellent and well-maintained, modern standard, having attractively decorated rooms and well-proportioned bedrooms.**

**To the rear is a well specified workshop and garage with ample parking to the driveway for up to four vehicles. The property benefits from gas central heating and uPVC double glazing and is ideally located for commuting to nearby towns of Grimsby, Louth and Market Rasen.**

#### **Accommodation**

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

#### **Entrance Hall**

Accessed via an overhanging porch to the front through part-glazed uPVC entrance door with matching side windows leading into the spacious hallway with neutral decoration and having light-coloured, tile-effect Pergo Laminate flooring. Hatch to the side housing the electric consumer unit. Wall-mounted Hive remote-control central heating controller with a door into the understairs storage cupboard currently used as a pantry. Staircase for first floor and doorway leading into:

#### **Lounge**

An excellently proportioned lounge having large bow window to the front with uPVC double-glazed windows, neutral decoration and carpeted flooring, having a feature fireplace with stone mantelpiece and hearth with inset gas fire.

#### **Kitchen**

A light and airy kitchen with large window overlooking the rear garden, range of fitted base and wall units with green wood-effect doors and matching handles, having roll top, wood-effect laminated work surfaces with inset resin one and a half bowl sink with chrome mono mixer tap. Attractive tiling to all splashbacks, integrated single electric Neff oven with Neff gas hob over and extractor above. Space for washing machine and dishwasher and large fridge/freezer. Tile-effect Pergo Laminate flooring with inset chrome spotlights to ceiling, fully glazed uPVC rear entrance door, large cupboard housing the Baxi gas combination boiler with a doorway leading through to the:

#### **Dining Room**

A good size dining room having carpeted flooring, with fully glazed rear wall having double doors leading onto the rear garden decking and lawn, space for large dining table being a versatile room which could be used for a variety of purposes.

#### **First Floor**

##### **Landing**

A spacious landing having attractive striped carpet and neutral decoration. Window to the side.

##### **Bedroom 1**

A good size double bedroom currently housing a king size bed and having a range of fitted wardrobes and dressing table in an attractive ivory colour, carpeted flooring and loft hatch giving access to the roof void and storage area. Large window overlooking the front.

##### **Bedroom 2**

Another good double bedroom with carpeted flooring and large window overlooking the rear having excellent views of the Church of St. Mary with St. Gabriel. Range of built-in wardrobes.

##### **Bedroom 3**

A single bedroom with window to the front having carpeted flooring and large storage cupboard over the stairs, currently used as a hobby room.

##### **Bathroom**

A spacious bathroom having a P-shaped shower bath with thermostatic mixer over and matching wash hand basin. Part-tiled walls in attractive stone-effect and carpeted flooring, spotlights to ceiling and frosted glass window to the rear. Large cupboard with shelving for laundry, formerly the airing cupboard but now redundant due to the

installation of a combination boiler. There is the potential for the bathroom and WC to be reconfigured and storage cupboard removed, allowing for a bathroom and further en suite off the bedroom, should a potential purchaser wish.

#### **WC**

Spacious cloakroom with back-to-wall WC and wash hand basin. Part-tiled wall and decorated in attractive neutral colours with spotlights to ceiling, carpeted flooring and frosted glass window to the rear.

#### **Garage/Workshop**

A brick-built garage and workshop having a resin bonded flat roof with uPVC fascias to match the house, interior light and power provided, uPVC side window and carpeted flooring. Opening through to the workshop with a further uPVC window and separate uPVC access door, also with light and power provided and carpeted flooring. A very versatile building which could be adapted for many uses.

#### **Outside**

Accessed from the quiet no-through road is the front garden laid mainly to lawn and having a very generous concrete driveway leading down the side of the property through wrought iron gates. Bin storage area to one side with the driveway continuing, giving access to the garage.

#### **Rear Garden**

The rear garden perimeter is made up of timber fencing sides and brick to the rear boundary and is separated from the driveway by a timber fence with pedestrian access gate. Laid mainly to lawn and having concrete pathways with a decking area leading off the dining room giving ample space for al fresco seating and dining and again having excellent views of the church. Outside lighting is provided, together with a water tap.

#### **Location and Directions**

Just a one minute walk to the centre of Binbrook which is positioned in a scenic area of the Lincolnshire Wolds and is approximately 8 miles from Market Rasen, 10 miles from Louth, 12 miles from Grimsby and 24 miles from Lincoln. Local amenities include shop with post office, pub, garage, Chinese takeaway, tea room, village school, doctor's surgery, church and there is a bus route through the town centre.

The area offers some lovely walks through the countryside and has bridleways for equestrians. Louth has a new sports and swimming complex, golf course and the Kenwick Park Leisure Centre on the outskirts with further golf and swimming facilities, together with an equestrian centre. National Hunt Racing takes place in Market Rasen.

From Louth, leave the town on Westgate and proceed to the by-pass roundabout, take the second exit on the A157 and after a short distance bear right onto the A631 at the fork. After around

two miles, turn right at the crossroads and then after some distance take the left turn towards Binbrook. Follow the road across the Wolds and into the village, and on reaching the village church on the right, Manor Drive is the next right turning. Number 22 will be the second house on the right hand side.

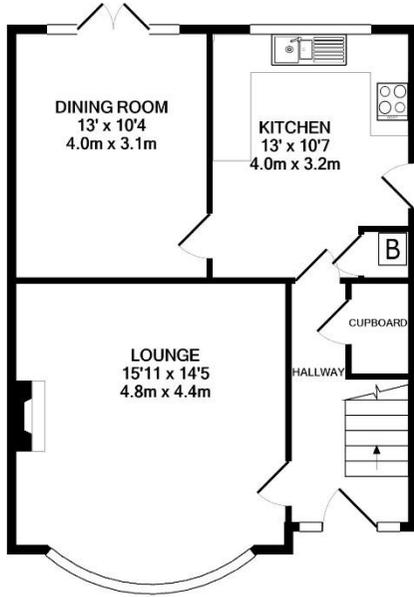
#### **Viewing**

Strictly by prior appointment through the selling agent.

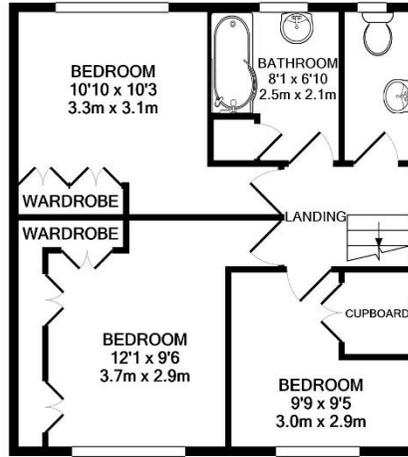
#### **General Information**

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

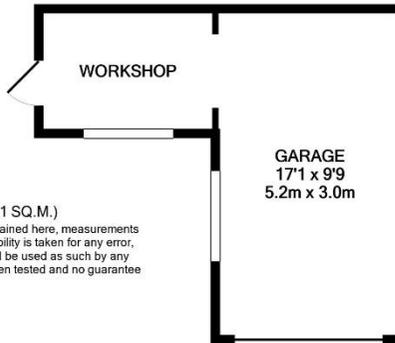
# Floor Plans and EPC Graph



GROUND FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M.)

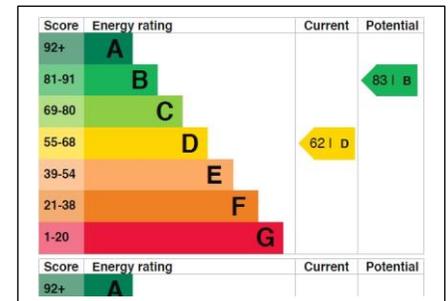


GARAGE / WORKSHOP  
APPROX. FLOOR  
AREA 226 SQ.FT.  
(21.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchaser. 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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EPC – a full copy is available from the Selling Agent by e-mail as a PDF upon request. The EPC graph is illustrated on the floor plan page

**Important Notice**

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.