



# CHOICE PROPERTIES

## *Estate Agents*

3 Dovecote Mews Kirmond Road,  
Market Rasen, LN8 6DS

Price £135,000



Choice Properties are delighted to bring to market this well proportioned three bedroom terraced house located on Dovecote Mews, situated in the sought after countryside village of Binbrook. The property features large uPVC windows which create a bright and airy living space which includes a contemporary kitchen, a spacious living/dining room, three bedrooms, and a family bathroom. To the exterior, the property boasts a fully decked rear garden and allocated parking spaces for two vehicles. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the generously proportioned internal living accommodation comprises:-

### **Hallway**

9'7 x 6'7

With composite entrance door. Staircase leading to first floor landing. Understairs storage cupboard housing the consumer unit. Radiator. Power points. Internal doors to all ground floor rooms.

### **Kitchen**

12'4 x 9'6

Fitted with shaker style wall and base units with work surfaces over. Four ring electric hob with Cooke and Lewis extractor hood over. Single bowl sink with chrome mixer tap and drainer. Space for fridge freezer. Plumbing for washing machine. Space for dish washer. Integral oven. 'Vokera' gas combi boiler in box unit. uPVC window to rear aspect. Radiator. Power points. External uPVC door leading to rear garden. Internal door to living/dining area.

### **Living/Dining Area**

22'5 x 12'4

With uPVC window to front aspect. uPVC sliding doors leading to rear garden. Space for dining room table. Two radiators. Power points. Telephone point. Tv aerial point.

### **Landing**

3'6 x 12'2

Internal doors to all first floor rooms. Radiator. Power points. Access to loft via loft hatch.

### **Bedroom 1**

11'8 x 9'8

Double bedroom with large built in wardrobe with clothes rail and shelving. Radiator. Power points. uPVC window to front aspect.

### **Bedroom 2**

7'9 x 12'10

Double bedroom with large built in wardrobe with clothes rail and shelving. Radiator. Power points. uPVC window to rear aspect.

### **Bedroom 3**

10'2 x 7'11

Small double bedroom with uPVC window to front aspect. Radiator. Power points.

### **Bathroom**

7'9 x 6'9

Fitted with a three piece suite comprised of a panelled bath with chrome mixer tap and a shower cubicle over, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Part tiled walls. Frosted uPVC window to rear aspect. Radiator. Extractor.

### **Garden**

The property boasts a small enclosed rear garden with fencing to the perimeter. The garden is part gravelled and part decked for ease of maintenance and provides an ideal spot for outdoor seating. The rear garden further benefits from outdoor water and lighting. There is a pedestrian access gateway leading from this garden to the shared driveway. There is also a small garden area at the entrance for the property which is lined with plants adding life and colour to the space. This area is part gravelled and part paved for ease of maintenance.

### **Driveway**

Shared gravelled driveway with allocated parking space for two vehicles.

### **Tenure**

Freehold.

### **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

### **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

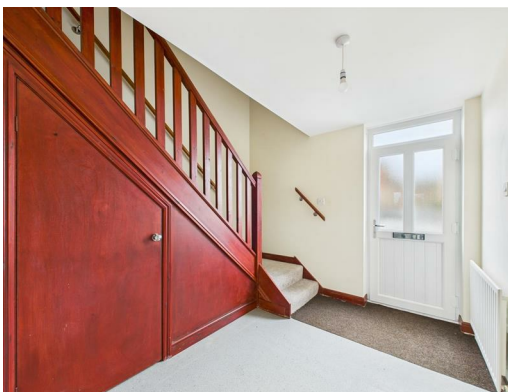
### **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
935 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Directions

From Binbrook Village Centre head north along Back lane then at the junction turn left onto Kirmond Road towards the Village Hall. You will find the property just beyond the village hall on the opposite side of the road.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		70	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

