



14 Cumberland Terrace

Brookenby, Binbrook, Market Rasen, Lincolnshire. LN8 6EL

BELL
ROBERT BELL & COMPANY



14 Cumberland Terrace, Brookenby, Binbrook

This is a surprisingly spacious four bedroom semi detached house, former service quarters for the long closed RAF Binbrook, located in Brookenby, a short drive away from the popular Lincolnshire Wolds village of Binbrook. The village stands in the wonderful rolling countryside of the Lincolnshire Wolds, An Area of Outstanding Natural Beauty.

THE AREA

Brookenby is just 1 mile from the charming village of the charming Wolds village of Binbrook, which has its own primary school and early learning centre, doctor's surgery with pharmacy, general store and post office, public house, Chinese food takeaway and hairdressers. The Village is within convenient driving distance of a number of Wolds market towns including; Market Rasen with its famous horse racecourse approximately 8 miles, Caistor with its highly respected grammar school and Louth 10 miles. The historic city of Lincoln with its ever growing university is just 21 miles to the south.



ACCOMMODATION

Entrance Hall having uPVC double glazed panel front entrance door, staircase up to first floor, cloaks cupboard, laminate flooring and radiator.

Cloakroom comprising low level WC, small, wash hand basin, inset ceiling spotlight fitting and extractor vent.

Playroom/Home Office with a northerly outlook over the front of the property and Cumberland Terrace; with radiator.



Lounge Diner of excellent proportions, and having a very pleasant southerly outlook over the rear garden; wood style laminate flooring. French doors providing access out into the rear garden and open archway through to:

Garden Room with a southerly view over the rear grounds; wood style laminate flooring, French doors providing access into the rear garden.

Kitchen having a southerly aspect; a range of fitted kitchen units with work surfaces, range style, cooker and cooker hood, room for laundry/kitchen white goods. Tiled floor, splash backs and radiator. uPVC double glazed panelled door to front grounds

First Floor

Landing having a built in cupboard containing the insulated hot water cylinder and access to roof space.

Bedroom 1 with a southerly outlook down over the rear garden; built-in wardrobes with mirror panelled sliding doors and radiator.

Bedroom 2 with a view out over the rear garden and beyond Brookenby to the south towards rolling Wolds countryside; and radiator.

Bedroom 3 having a westerly outlook up Cumberland Terrace towards the rolling Wolds countryside on the horizon; and radiator.

Bedroom 4 with the northerly outlook over the front of the property; built-in wardrobe and radiator.

Bathroom having feature, freestanding bath, wash hand basin set to a vanity unit, low level WC and tiled walls.

OUTSIDE

The front garden has been predominantly laid to gravel beds for low maintenance. There is space for access into the front of the property although an application for a drop curb may be required.

The rear garden is of good size, well enclosed with a lawn and patio area

West Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: E Solid Fuel heating

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.

Tel: 01522 538888;

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org>

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43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

