



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Kent Road

**Brookenby
LN8 6ET**

**Offers in the
Region Of
£169,950**

This superb semi detached residence lies in this ever popular position within the Lincolnshire wolds, an area of outstanding natural beauty. Offering very well presented and spacious living accommodation throughout, the current owners have updated and improved the property over recent years to a very high standard throughout, which can only be fully appreciated upon internal viewings. With full uPVC double glazing and gas central heating system, the property has the benefit of off road parking to the front for 2 cars, as well as a nice sized private rear garden which is ideal for entertaining or relaxing in. Living accommodation is briefly comprised of Entrance hallway, lounge with log burner, open plan kitchen dining room, three spacious upstairs bedrooms and modern white bathroom suite. Ideal for first time buyers, families or downsizing.

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Entrance Hall

7' 10" x 21' 8" (2.386m x 6.601m)

uPVC door to front, upVC window to front, stairs to first floor landing.

Lounge

13' 7" x 11' 10" (4.14m x 3.618m)

uPVC window to rear, radiator, fireplace housing cast iron multi fuel burning stove, modern flooring.

Kitchen/Diner

21' 8" x 7' 10" (6.601m x 2.386m)

uPVC window to front. uPVC door to side leads to the rear garden. Further uPVC window to rear, radiator. Tiled walls. A superb range of modern fitted units incorporating integral oven, microwave, ceramic sink with draining board and mixer tap, cupboard housing boiler, integral fridge and freezer, induction hob with overhead extractor. Tiled ceramic splashbacks, tiled floor.

First Floor Landing

uPVC window to front, built in storage cupboard.

Bedroom 1

10' 4" x 12' 5" (3.155m x 3.776m)

uPVC window to rear, radiator, built in storage cupboard.

Bedroom 2

12' 5" x 7' 11" (3.78m x 2.405m)

uPVC window to rear, radiator, two built in storage cupboards.

Bedroom 3

9' 4" x 7' 9" (2.84m x 2.350m)

uPVC window to front, radiator, built in storage cupboard.

Bathroom

7' 10" x 7' 10" (2.376m x 2.39m)

Two uPVC windows to side, p shaped panelled bath with curved shower screen and shower over, vanity wash basin with attached close coupled w/c, tiled walls.

Outside

The property has two parking spaces to the front. There is a low maintenance lawned garden with small hedges and gated access to the side of the property leading to a useful storage outbuilding, with greenhouse and storage shed. The rear garden is beautifully maintained, with patio, lawn and established borders. enclosed by tall wood panel fences to all sides. The rear garden benefits from being private and not overlooked.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
42.1 sq.m. (453 sq.ft.) approx.

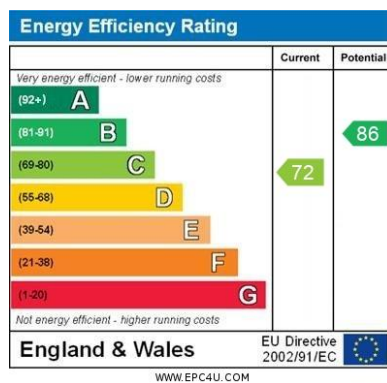
1ST FLOOR
51.7 sq.m. (556 sq.ft.) approx.



TOTAL FLOOR AREA : 93.7 sq.m. (1009 sq.ft.) 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 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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