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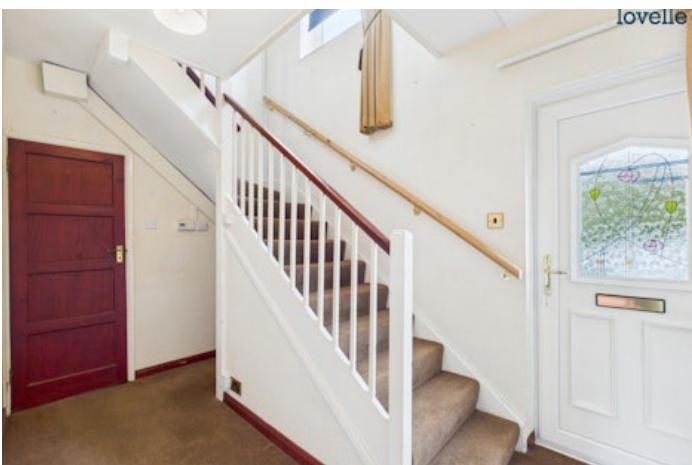


Kent Road, Brookenby

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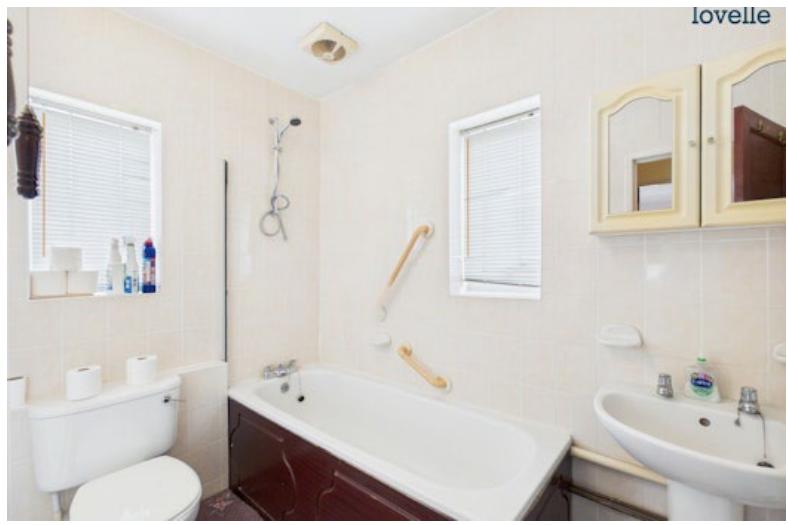
**£144,950**



SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE, situated in popular Wolds Village location comprising entrance hall, lounge, kitchen diner, utility, WC, 3 bedrooms & bathroom. Gardens & driveway. NO ONWARD CHAIN

#### Key Features

- Semi Detached House
- Popular Wolds Village Location
- Spacious Accommodation
- Entrance Hall, Lounge
- Kitchen Diner, Utility, WC
- 3 Bedrooms & Bathroom
- EPC rating TBC
- Tenure: Freehold



## Situation

Brookenby an ex RAF base is situated one mile away from the village of Binbrook. Located in the Lincolnshire Wolds, an area of outstanding natural beauty. A large area of the village has been designated as a conservation area. The village has a wealth of amenities including, primary school and an Early Years Centre. The village also has its own general practitioner and modern surgery.

### Entrance Hall

2.13m x 3.75m (7'0" x 12'4")

uPVC front entrance door, radiator, wall mounted gas boiler, stairs to first floor accommodation and storage under

### Lounge

4.27m x 3.73m (14'0" x 12'2")

double glazed window to rear aspect, radiator and feature fire place

### Kitchen Diner

6.52m x 2.55m (21'5" x 8'5")

a range of fitted wall and base units, space for fridge freezer, stainless steel sink unit, space and plumbing for washing machine, space for cooker, tiled splash backs, tiled flooring, radiator, double glazed window to front aspect and uPVC rear entrance door

### Utility Room

1.85m x 2.1m (6'1" x 6'11")

a range of fitted wall and base units, space for tumble dryer and uPVC entrance doors to front and rear aspects

### WC

1.56m x 1.06m (5'1" x 3'6")

low level WC

### Landing

0.89m x 3.27m (2'11" x 10'8")

double glazed window to front aspect, storage cupboard, airing cupboard housing hot water cylinder and roof void access

### Bedroom 1

3.94m x 3.28m (12'11" x 10'10")

double glazed window to rear aspect, radiator and fitted storage

## Bedroom 2

3.9m x 2.52m (12'10" x 8'4")

double glazed window to rear aspect, radiator and fitted storage

## Bedroom 3

2.47m x 2.96m (8'1" x 9'8")

double glazed window to front aspect, radiator and fitted storage

## Bathroom

1.68m x 2.51m (5'6" x 8'2")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, fully tiled splash backs, radiator, double glazed window to front aspect and 2 double glazed windows to side aspect

## Gardens

benefitting from generous gardens, being mostly laid to lawn, with paved patio area and timber sheds

## Parking

off street parking to the side of the property

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Approximate total area<sup>(1)</sup>

942 ft<sup>2</sup>  
87.7 m<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>  
0.3 m<sup>3</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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01673 844069

marketrasen@lovelle.co.uk