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Drigh Road, Market Rasen



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£120,000



SPACIOUS 2 BEDROOM MID TERRACED HOUSE, in Popular Wolds Village location. Comprising Entrance Hall, Lounge, Kitchen Diner, 2 Bedrooms & Bathroom. Gardens front & Rear. EXCELLENT INVESTMENT/ FTB. NO ONWARD CHAIN

#### Key Features

- Terraced House
- Wolds Village Location
- Spacious Accommodation
- Entrance Hall, Lounge
- Kitchen Diner
- 2 Bedrooms, Bathroom
- EPC rating C
- 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

1.34m x 1.25m (4'5" x 4'1")

uPVC entrance door, radiator and stairs to first floor accommodation

## Lounge

3.24m x 4.07m (10'7" x 13'5")

double glazed window to front aspect and radiator

## Kitchen Diner

2.82m x 5.01m (9'4" x 16'5")

a range of fitted wall and base units, pantry cupboard, space and plumbing for washing machine, stainless steel sink unit, space for cooker, wall mounted gas boiler, tiled splash backs, vinyl flooring, radiator, storage cupboard and double glazed window to rear aspect

## Rear Hall

1.30m x 1.13m (4'4" x 3'8")

timber entrance door and vinyl flooring

## Landing

0.93m x 1.91m (3'1" x 6'4")

roof void access

## Bedroom 1

3.62m x 4.12m (11'11" x 13'6")

double glazed window to front aspect, radiator and built in storage

## Bedroom 2

2.85m x 2.73m (9'5" x 9'0")

double glazed window to rear aspect, radiator and built in storage

## Bathroom

1.89m x 1.94m (6'2" x 6'5")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, tiled splash backs, radiator, vinyl flooring and double glazed window to rear aspect

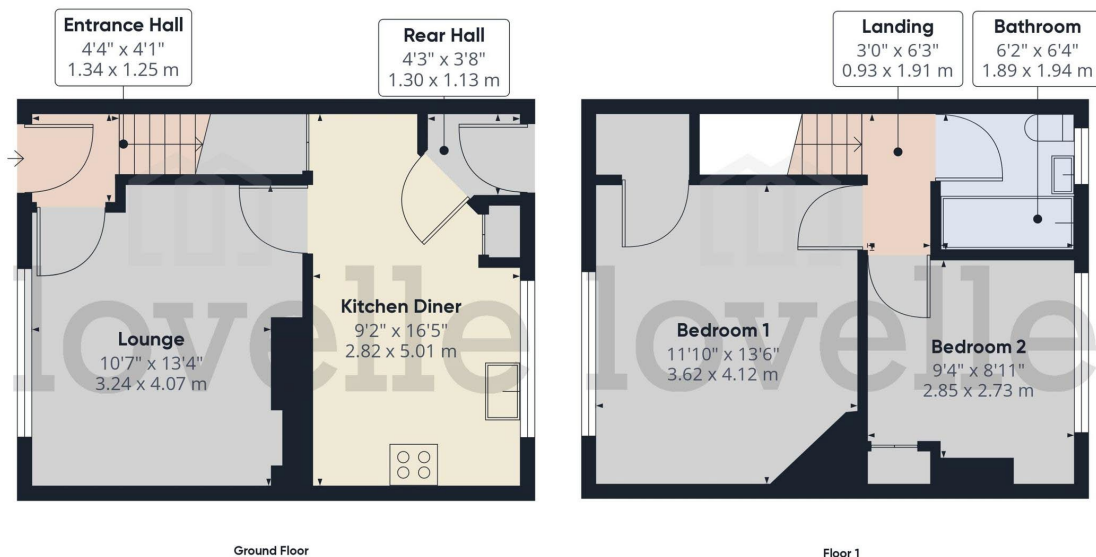
## Gardens

occupying a good sized plot with gardens front and rear. The front garden is mostly laid to lawn with path to front entrance door. The rear garden is again mostly laid to lawn with paved patio and storage shed

## 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.

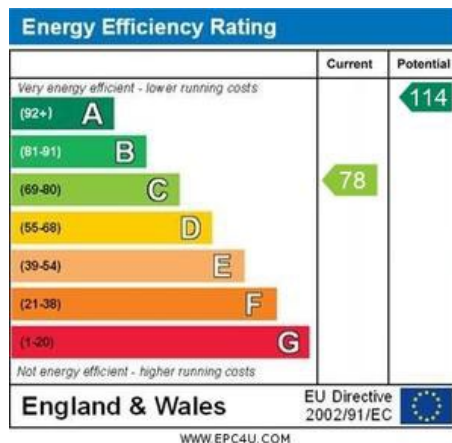
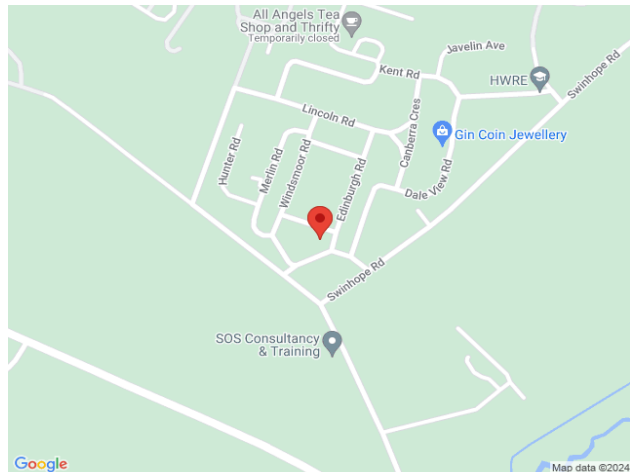
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Approximate total area<sup>®</sup>  
660.61 ft<sup>2</sup>  
61.37 m<sup>2</sup>

(1) Excluding balconies and terraces

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



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