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Windsmoor Road, Binbrook



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£129,950



2 BEDROOM MID TERRACED PROPERTY in the Lincolnshire Wolds Village of Brookenby. Comprising entrance hall, lounge, kitchen diner, 2 bedrooms and bathroom. With rear garden and driveway. Ideal investment or first time buy.
NO ONWARD CHAIN

Key Features

- Spacious Mid Terrace House
- Popular Village Location
- Entrance Hall, Lounge, Kitchen Diner
- 2 Bedrooms & Bathroom
- Generous Rear Garden
- Driveway to Front
- 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

1.2m x 1.15m (3'11" x 3'10")

uPVC entrance door, radiator and stairs to first floor accommodation

Lounge

3.19m x 4.02m (10'6" x 13'2")

double glazed window to front aspect, radiator, laminate flooring, fitted storage and feature fireplace

Kitchen Diner

2.75m x 4.91m (9'0" x 16'1")

a range of fitted wall and base units, breakfast bar, ceramic sink unit, 'Range' style cooker, space for under counter fridge, tiled splash backs, tiled flooring, radiator, understairs storage cupboard, wall mounted gas boiler, double glazed window to rear aspect and uPVC french doors to rear

Landing

1.93m x 1.88m (6'4" x 6'2")

roof void access

Bedroom 1

3.56m x 4.06m (11'8" x 13'4")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 2

2.78m x 2.62m (9'1" x 8'7")

double glazed window to rear aspect, radiator and fitted storage

Bathroom

1.81m x 1.88m (5'11" x 6'2")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, fully tiled splash backs, vinyl flooring, heated towel rail and double glazed window to rear aspect

Gardens

being mostly laid to lawn and concrete seating area

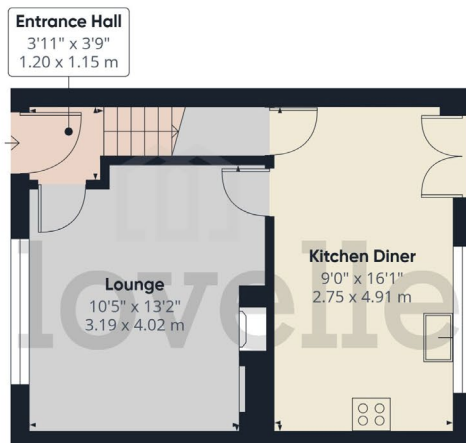
Driveway

concrete driveway to the front of the property, providing ample off road parking

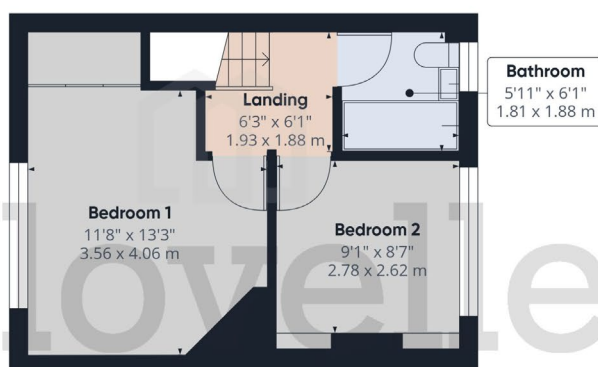
Agents Notes

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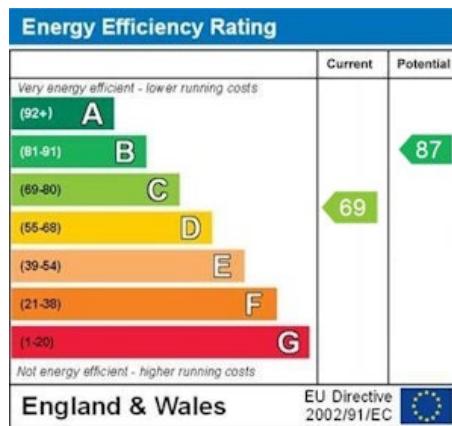
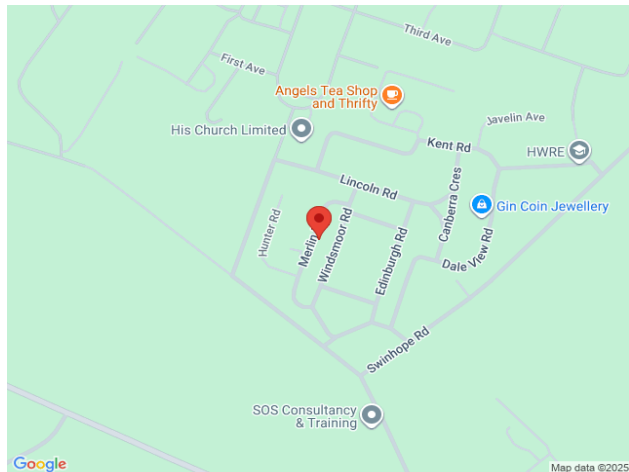
Ground Floor



Approximate total area^m
630 ft²
58.5 m²

(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.



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