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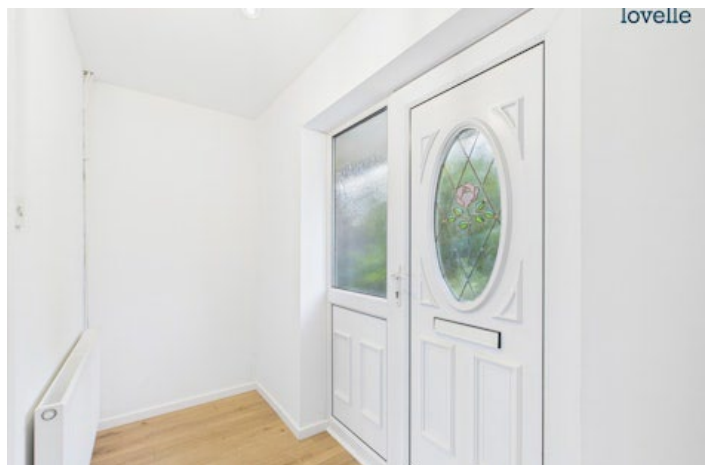


Javelin Avenue, Brookenby



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£210,000



SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE WITH BLOCK OF 6 GARAGES. Situated in the Wold Village of Brookenby, this home has undergone a major makeover! Being immaculately presented throughout comprising entrance hall, lounge, conservatory, kitchen, utility, WC, 3 bedrooms and bathroom. with generous garden, driveway & yard. COUNTRYSIDE VIEWS & NO ONWARD CHAIN

### Key Features

- Renovated Semi Detached House
- Popular Wolds Village Location
- Immaculately Presented Throughout
- Entrance Hall, Lounge, Conservatory
- Kitchen Diner, Utility, WC
- 3 Bedrooms & Bathroom
- EPC rating TBC
- Tenure: Freehold

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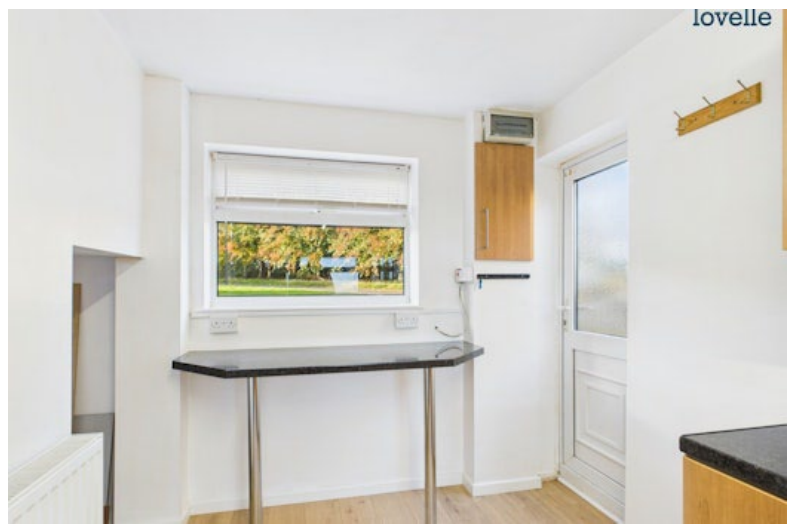
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## Situation

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

2.93m x 1.18m (9'7" x 3'11")

uPVC entrance door with adjoining side screen, laminate flooring, radiator and stairs to first floor accommodation

## Lounge

5.3m x 4.02m (17'5" x 13'2")

uPVC sliding door, radiator, laminate flooring and feature fire place with wood burner inset

## Conservatory

5m x 3.02m (16'5" x 9'11")

uPVC french doors and laminate flooring

## Kitchen

2.23m x 5.33m (7'4" x 17'6")

a range of fitted wall and base units, breakfast bar, space and plumbing for dishwasher, stainless steel sink unit, 4 ring gas hob, electric oven, space for fridge freezer, radiator, laminate flooring, under stairs storage, double glazed windows to front and rear aspects and uPVC side entrance door

## Utility

1.24m x 1.93m (4'1" x 6'4")

fitted wall units, space and plumbing for washing machine, space for tumble dryer, tiled flooring and uPVC rear entrance door

## WC

0.85m x 1.94m (2'10" x 6'5")

low level WC, pedestal hand wash basin, tiled splash backs and tiled flooring

## Landing

3.21m x 0.88m (10'6" x 2'11")

double glazed window to front aspect, roof void access and airing cupboard housing hot water cylinder and wall mounted gas boiler

## Bedroom 1

4.69m x 2.7m (15'5" x 8'11")

double glazed window to rear aspect, radiator and fitted wardrobes

## Bedroom 2

3.69m x 2.59m (12'1" x 8'6")

double glazed window to front aspect, radiator and fitted wardrobes

## Bedroom 3

2.26m x 2.69m (7'5" x 8'10")

double glazed window to rear aspect, radiator and fitted wardrobes

## Bathroom

2.32m x 1.62m (7'7" x 5'4")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with electric shower over, fully tiled splash backs, vinyl flooring, radiator and 2 double glazed windows to front aspect

## Garden

generous rear garden being laid to lawn, seating area, and raised decking to take in the wonderful views

## Driveway

driveway to the front of the property providing ample off road parking for a number of vehicles

## Garages and Yard

(Yard Measurement) 14.7m x 10m (48'22" x 32'8")

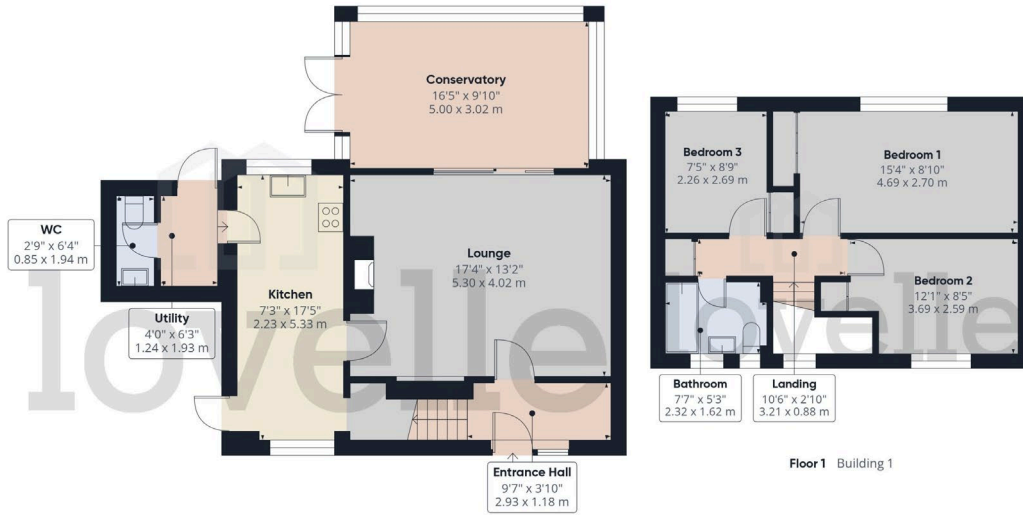
having its own separate gated access, to tarmac yard with 6 single garages, with newly fitted up and over doors

## Agents Notes

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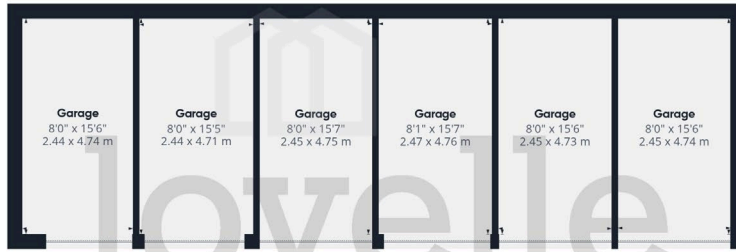
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Ground Floor Building 1

Floor 1 Building 1

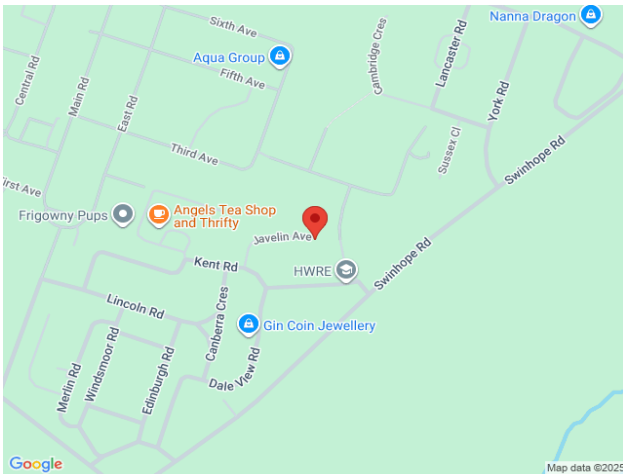


Ground Floor Building 2

Approximate total area<sup>m</sup>  
1770 ft<sup>2</sup>  
164.3 m<sup>2</sup>

(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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