

Buy. Sell. Rent. Let.

lovelle



Merlin Road, Brookenby



2



1



1

When it comes to
property it must b


lovelle



£130,000



***2 BEDROOM END TERRACE HOUSE, WITH LARGE GARDEN - WOLDS VILLAGE**

LOCATION* This excellent end of terrace house offers spacious accommodation, entrance hall, Lounge, kitchen diner, store room, 2 bedrooms and bathroom. Enclosed rear garden - NO ONWARD CHAIN

Key Features

- End of Terrace House
- Popular Wolds Village Location
- Spacious Accommodation
- Entrance Hall, Lounge
- Kitchen Diner, Utility
- 2 Double Bedrooms & Bathroom
- EPC rating D
- Tenure: Freehold



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle





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

2.01m x 1.63m (6'7" x 5'4")

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

Lounge Diner

5.32m x 4.12m (17'6" x 13'6")

double glazed windows to front and rear aspects, radiator, feature fireplace and understairs storage cupboard

Kitchen

5.35m x 2.21m (17'7" x 7'4")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, electric oven, 4 ring gas hob, space for fridge freezer, tiled splash backs, vinyl flooring, radiator, wall mounted gas boiler and double glazed windows to all aspects

Store Room

2.15m x 2.28m (7'1" x 7'6")

timber entrance doors to both front and rear aspects

Landing

1.73m x 1.67m (5'8" x 5'6")

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

Bedroom 1

5.39m x 2.6m (17'8" x 8'6")

double glazed windows to front and rear aspects, radiator and fitted storage

Bedroom 2

3.65m x 2.26m (12'0" x 7'5")

double glazed window to front aspect, radiator and fitted wardrobe

Bathroom

1.67m x 1.74m (5'6" x 5'8")

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

Gardens

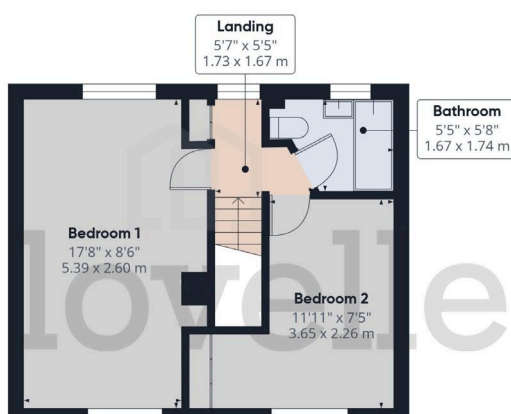
occupying a generous plot with gardens front and rear, being mostly laid to lawn with paved patio area

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.



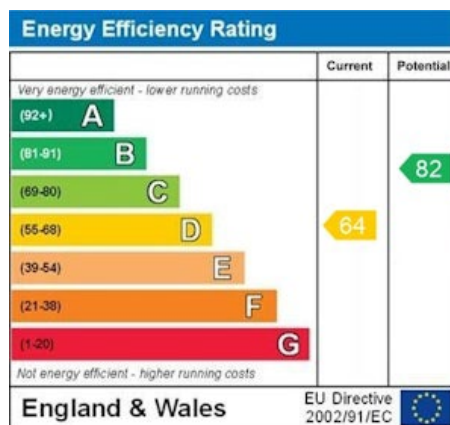
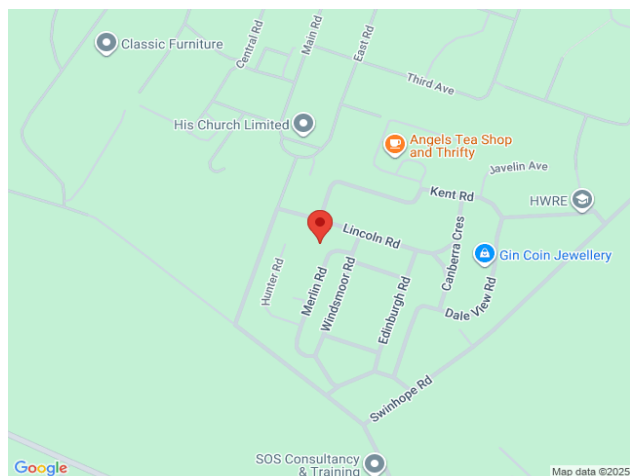
Ground Floor



Approximate total area[®]
757 ft²
70.2 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.



WWW.EPC4U.COM

When it comes to **property**
it must be



01673 844069

marketrasen@lovelle.co.uk