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Javelin Avenue, Brookenby



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£185,000



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



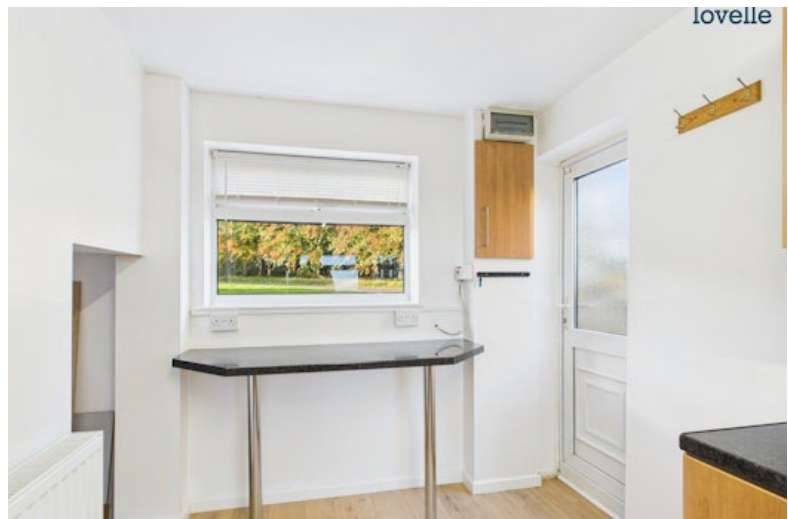
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Situation

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")

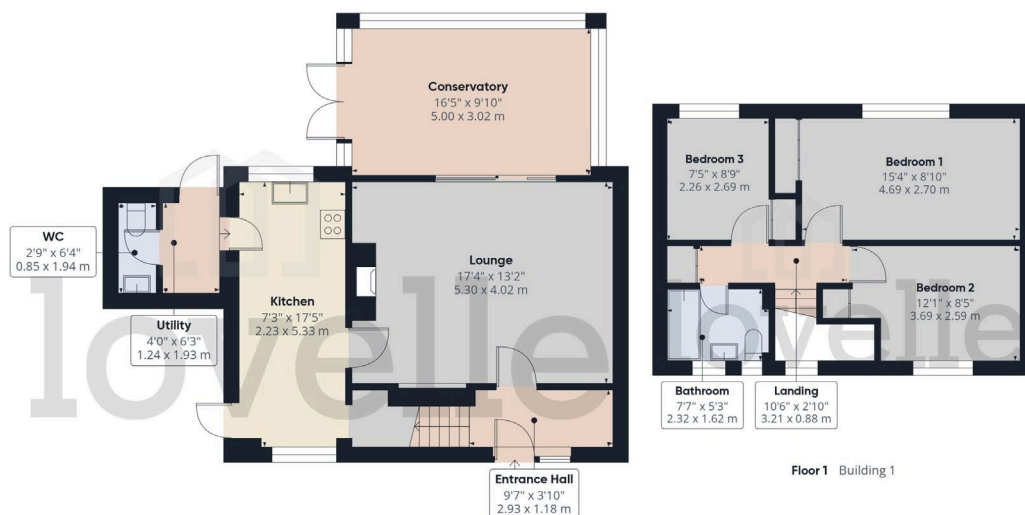
having its own separate gated access, to tarmac yard with 6 single garages, with newly fitted up and over doors

Agents Notes

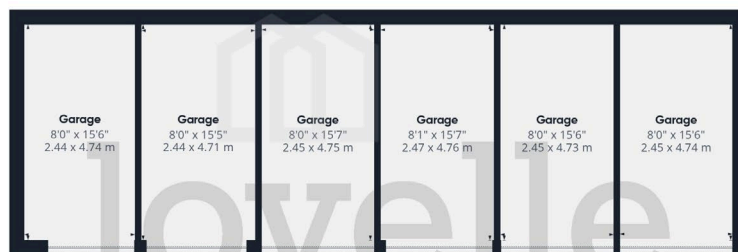
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Ground Floor Building 1

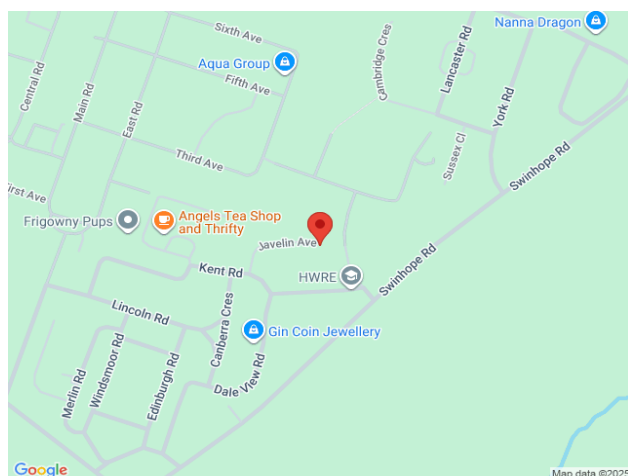


Ground Floor Building 2

Approximate total area¹
1770 ft²
164.3 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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