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Merlin Road, Brookenby



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£120,000



***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

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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

2.01m 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")

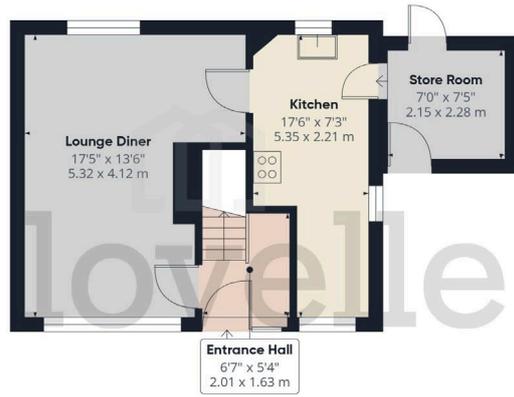
3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, tiled splash backs, radiator and double glazed window to rear aspect

Gardens

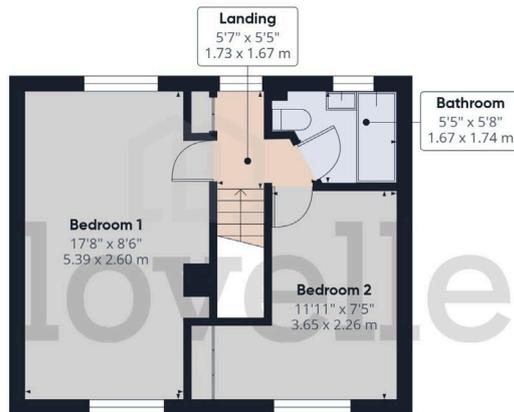
occupying a generous plot with gardens front and rear, being mostly laid to lawn with paved patio area

Agents Notes

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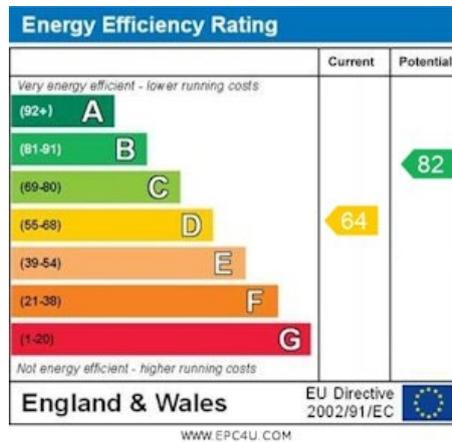
Ground Floor



Approximate total area^m
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.



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